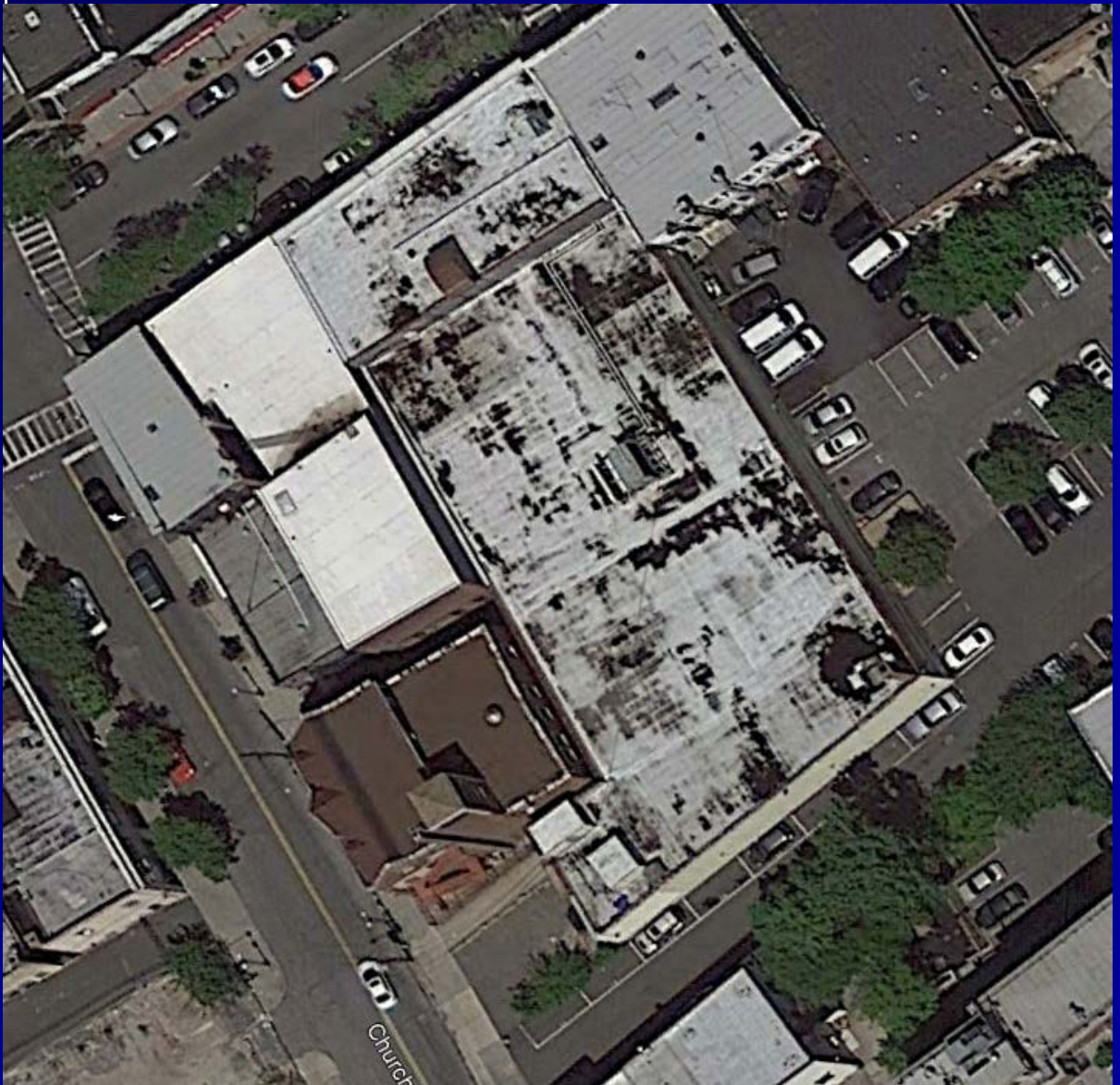


BRP 500 Main LLC
Brownfield Cleanup Program Application
500 Main Street Laundry Site
500, 506, and 510 Main Street and 12 Church Street
New Rochelle, New York 10801



Legal & Consulting Team:
Knauf Shaw LLP & SESI Consulting Engineers.
March 2020



BROWNFIELD CLEANUP PROGRAM (BCP) APPLICATION FORM

DEC requires an application to request major changes to the description of the property set forth in a Brownfield Cleanup Agreement, or "BCA" (e.g., adding a significant amount of new property, or adding property that could affect an eligibility determination due to contamination levels or intended land use). Such application must be submitted and processed in the same manner as the original application, including the required public comment period. **Is this an application to amend an existing BCA?**

☐ Yes

☒ No

If yes, provide existing site number: _____

PART A (note: application is separated into Parts A and B for DEC review purposes) *BCP App Rev 10*

Section I. Requestor Information - See Instructions for Further Guidance

DEC USE ONLY
BCP SITE #:

NAME BRP 500 Main LLC c/o BRP Development Corp.

ADDRESS 767 Third Avenue, 33rd Floor

CITY/TOWN New York, New York

ZIP CODE 10017

PHONE (212) 488-4169

FAX (212)679-4039

E-MAIL rwalker@brpcompanies.com

Is the requestor authorized to conduct business in New York State (NYS)?

☒ Yes ☐ No

- If the requestor is a Corporation, LLC, LLP or other entity requiring authorization from the NYS Department of State to conduct business in NYS, the requestor's name must appear, exactly as given above, in the [NYS Department of State's Corporation & Business Entity Database](#). A print-out of entity information from the database must be submitted to the New York State Department of Environmental Conservation (DEC) with the application to document that the requestor is authorized to do business in NYS. **Please note:** If the requestor is an LLC, the members/owners names need to be provided on a separate attachment.

Do all individuals that will be certifying documents meet the requirements detailed below? ☒ Yes ☐ No

- Individuals that will be certifying BCP documents, as well as their employers, meet the requirements of Section 1.5 of [DER-10: Technical Guidance for Site Investigation and Remediation](#) and Article 145 of New York State Education Law. **Documents that are not properly certified will be not approved under the BCP.**

Section II. Project Description

1. What stage is the project starting at?

☒ Investigation

☐ Remediation

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

2. If a final RIR is included, please verify it meets the requirements of Environmental Conservation Law (ECL) Article 27-1415(2): ☐ Yes ☐ No

3. Please attach a short description of the overall development project, including:

- the date that the remedial program is to start; and
- the date the Certificate of Completion is anticipated.

Section III. Property's Environmental History

All applications **must include** an Investigation Report (per ECL 27-1407(1)). The report must be sufficient to establish contamination of environmental media on the site above applicable Standards, Criteria and Guidance (SCGs) based on the reasonably anticipated use of the property.

To the extent that existing information/studies/reports are available to the requestor, please attach the following (***please submit the information requested in this section in electronic format only***):

1. **Reports:** an example of an Investigation Report is a Phase II Environmental Site Assessment report prepared in accordance with the latest American Society for Testing and Materials standard (ASTM E1903). **Please submit a separate electronic copy of each report in Portable Document Format (PDF).**

2. SAMPLING DATA: INDICATE KNOWN CONTAMINANTS AND THE MEDIA WHICH ARE KNOWN TO HAVE BEEN AFFECTED. LABORATORY REPORTS SHOULD BE REFERENCED AND COPIES INCLUDED.

Contaminant Category	Soil	Groundwater	Soil Gas
Petroleum			
Chlorinated Solvents		X	X
Other VOCs			
SVOCs		X	
Metals	X	X	
Pesticides			
PCBs			
Other*		X (PFAS)	

*Please describe: See support document, Section F

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

- SAMPLE LOCATION
- DATE OF SAMPLING EVENT
- KEY CONTAMINANTS AND CONCENTRATION DETECTED
- FOR SOIL, HIGHLIGHT IF ABOVE REASONABLY ANTICIPATED USE
- FOR GROUNDWATER, HIGHLIGHT EXCEEDANCES OF 6NYCRR PART 703.5
- FOR SOIL GAS/ SOIL VAPOR/ INDOOR AIR, HIGHLIGHT IF ABOVE MITIGATE LEVELS ON THE NEW YORK STATE DEPARTMENT OF HEALTH MATRIX

THESE DRAWINGS ARE TO BE REPRESENTATIVE OF ALL DATA BEING RELIED UPON TO MAKE THE CASE THAT THE SITE IS IN NEED OF REMEDIATION UNDER THE BCP. DRAWINGS SHOULD NOT BE BIGGER THAN 11" X 17". THESE DRAWINGS SHOULD BE PREPARED IN ACCORDANCE WITH ANY GUIDANCE PROVIDED.

ARE THE REQUIRED MAPS INCLUDED WITH THE APPLICATION?*

(*answering No will result in an incomplete application)

☒ Yes ☐ No

4. INDICATE PAST LAND USES (CHECK ALL THAT APPLY):

- | | | | |
|---|--|---|---|
| <input type="checkbox"/> Coal Gas Manufacturing | <input type="checkbox"/> Manufacturing | <input type="checkbox"/> Agricultural Co-op | <input checked="" type="checkbox"/> Dry Cleaner |
| <input type="checkbox"/> Salvage Yard | <input type="checkbox"/> Bulk Plant | <input type="checkbox"/> Pipeline | <input type="checkbox"/> Service Station |
| <input type="checkbox"/> Landfill | <input type="checkbox"/> Tannery | <input type="checkbox"/> Electroplating | <input type="checkbox"/> Unknown |

Other: Old Fire Station

Section IV. Property Information - See Instructions for Further Guidance				
PROPOSED SITE NAME 500 Main Street Laundry Site				
ADDRESS/LOCATION 500, 506 and 510 Main Street and 12 Church Street				
CITY/TOWN New Rochelle, New York		ZIP CODE 10801		
MUNICIPALITY(IF MORE THAN ONE, LIST ALL): New Rochelle				
COUNTY Westchester		SITE SIZE (ACRES) 0.79 acres		
LATITUDE (degrees/minutes/seconds) 40 ° 54 ' 30.81 "		LONGITUDE (degrees/minutes/seconds) 73 ° 46 ' 52.81 "		
Complete tax map information for all tax parcels included within the proposed site boundary. If a portion of any lot is proposed , please indicate as such by inserting "P/O" in front of the lot number in the appropriate box below, and only include the acreage for that portion of the tax parcel in the corresponding far right column.ATTACH REQUIRED MAPS PER THE APPLICATION INSTRUCTIONS.				
Parcel Address	Section No.	Block No.	Lot No.	Acreage
See Support Document				0.79 acres
1. Do the proposed site boundaries correspond to tax map metes and bounds? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If no, please attach an accurate map of the proposed site.				
2. Is the required property map attached to the application? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No (application will not be processed without 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) Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, identify census tract : _____ Percentage of property in En-zone (check one): <input checked="" type="checkbox"/> 0-49% <input type="checkbox"/> 50-99% <input type="checkbox"/> 100%				
4. Is this application one of multiple applications for a large development project, where the development project spans more than 25 acres (see additional criteria in BCP application instructions)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, identify name of properties (and site numbers if available) in related BCP applications: _____				
5. Is the contamination from groundwater or soil vapor solely emanating from property other than the site subject to the present application? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
6. Has the property previously been remediated pursuant to Titles 9, 13, or 14 of ECL Article 27, Title 5 of ECL Article 56, or Article 12 of Navigation Law? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, attach relevant supporting documentation.				
7. Are there any lands under water? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, these lands should be clearly delineated on the site map.				

Section IV. Property Information (continued)

8. Are there any easements or existing rights of way that would preclude remediation in these areas?
If yes, identify here and attach appropriate information. ☐ Yes ☒ No

Easement/Right-of-way Holder

Description

9. List of Permits issued by the DEC or USEPA Relating to the Proposed Site (type here or attach information)

Type

Issuing Agency

Description

NA

10. Property Description and Environmental Assessment – **please refer to application instructions for the proper format of each narrative requested.**

Are the Property Description and Environmental Assessment narratives included in the **prescribed format**?

☒ Yes ☐ No

Note: Questions 11 through 13 only pertain to sites located within the five counties comprising New York City

11. Is the requestor seeking a determination that the site is eligible for tangible property tax credits? ☐ Yes ☐ No

If yes, requestor must answer questions on the supplement at the end of this form.

12. Is the Requestor now, or will the Requestor in the future, seek a determination that the property is Upside Down? ☐ Yes ☐ No

13. If you have answered Yes to Question 12, above, is an independent appraisal of the value of the property, as of the date of application, prepared under the hypothetical condition that the property is not contaminated, included with the application? ☐ Yes ☐ No

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

If any changes to Section IV are required prior to application approval, a new page, initialed by each requestor, must be submitted.

Initials of each Requestor: _____

BCP application - PART B (note: application is separated into Parts A and B for DEC review purposes)

Section V. Additional Requestor Information See Instructions for Further Guidance		DEC USE ONLY BCP SITE NAME: _____ BCP SITE #: _____	
NAME OF REQUESTOR'S AUTHORIZED REPRESENTATIVE Rashid A. Walker, Managing Director			
ADDRESS 767 Third Avenue, 33rd Floor			
CITY/TOWN New York, New York		ZIP CODE 10017	
PHONE (212) 488-4169	FAX (212) 679-4039	E-MAIL rwalker@brpcompanies.com	
NAME OF REQUESTOR'S CONSULTANT SESI Consulting Engineers, DPC, Fuad Dahan, P.E.			
ADDRESS 12A Maple Avenue			
CITY/TOWN Pine Brook, NJ		ZIP CODE 07058	
PHONE (973) 808-9050	FAX (973) 808-9099	E-MAIL fd@sesi.org	
NAME OF REQUESTOR'S ATTORNEY Knauf Shaw LLP, Linda R. Shaw, Esq.			
ADDRESS 2 State Street, Suite 1400			
CITY/TOWN Rochester, New York		ZIP CODE 14614	
PHONE (585) 546-8430	FAX (585) 546-4324	E-MAIL lshaw@nyenvlaw.com	
Section VI. Current Property Owner/Operator Information – if not a Requestor			
CURRENT OWNER'S NAME See support document		OWNERSHIP START DATE:	
ADDRESS			
CITY/TOWN		ZIP CODE	
PHONE	FAX	E-MAIL	
CURRENT OPERATOR'S NAME See Support Document			
ADDRESS			
CITY/TOWN		ZIP CODE	
PHONE	FAX	E-MAIL	
PROVIDE A LIST OF PREVIOUS PROPERTY OWNERS AND OPERATORS WITH NAMES, LAST KNOWN ADDRESSES AND TELEPHONE NUMBERS AS AN ATTACHMENT. DESCRIBE REQUESTOR'S RELATIONSHIP, TO EACH PREVIOUS OWNER AND OPERATOR, INCLUDING ANY RELATIONSHIP BETWEEN REQUESTOR'S CORPORATE MEMBERS AND PREVIOUS OWNER AND OPERATOR. IF NO RELATIONSHIP, PUT "NONE".			
IF REQUESTOR IS NOT THE CURRENT OWNER, DESCRIBE REQUESTOR'S RELATIONSHIP TO THE CURRENT OWNER, INCLUDING ANY RELATIONSHIP BETWEEN REQUESTOR'S CORPORATE MEMBERS AND THE CURRENT OWNER.			
Section VII. Requestor Eligibility Information (Please refer to ECL § 27-1407)			
If answering "yes" to any of the following questions, please provide an explanation as an attachment.			
1. Are any enforcement actions pending against the requestor regarding this site?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
2. Is the requestor subject to an existing order for the investigation, removal or remediation of contamination at the site?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
3. Is the requestor subject to an outstanding claim by the Spill Fund for this site? Any questions regarding whether a party is subject to a spill claim should be discussed with the Spill Fund Administrator.		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

Section VII. Requestor Eligibility Information (continued)

4. Has the requestor been determined in an administrative, civil or criminal proceeding to be in violation of i) any provision of the ECL Article 27; ii) any order or determination; iii) any regulation implementing Title 14; or iv) any similar statute, regulation of the state or federal government? If so, provide an explanation on a separate attachment. ☐ Yes ☒ No
5. Has the requestor previously been denied entry to the BCP? If so, include information relative to the application, such as name, address, DEC assigned site number, the reason for denial, and other relevant information. ☐ Yes ☒ No
6. Has the requestor been found in a civil proceeding to have committed a negligent or intentionally tortious act involving the handling, storing, treating, disposing or transporting of contaminants? ☐ Yes ☒ No
7. Has the requestor been convicted of a criminal offense i) involving the handling, storing, treating, disposing or transporting of contaminants; or ii) that involves a violent felony, fraud, bribery, perjury, theft, or offense against public administration (as that term is used in Article 195 of the Penal Law) under federal law or the laws of any state? ☐ Yes ☒ No
8. Has the requestor knowingly falsified statements or concealed material facts in any matter within the jurisdiction of DEC, or submitted a false statement or made use of or made a false statement in connection with any document or application submitted to DEC? ☐ Yes ☒ No
9. Is the requestor an individual or entity of the type set forth in ECL 27-1407.9 (f) that committed an act or failed to act, and such act or failure to act could be the basis for denial of a BCP application? ☐ Yes ☒ No
10. Was the requestor's participation in any remedial program under DEC's oversight terminated by DEC or by a court for failure to substantially comply with an agreement or order? ☐ Yes ☒ No
11. Are there any unregistered bulk storage tanks on-site which require registration? ☒ Yes ☐ No

THE REQUESTOR MUST CERTIFY THAT HE/SHE IS EITHER A PARTICIPANT OR VOLUNTEER IN ACCORDANCE WITH ECL 27-1405 (1) BY CHECKING ONE OF THE BOXES BELOW:

☐ PARTICIPANT

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

☒ VOLUNTEER

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

NOTE: By checking this box, a requestor whose liability arises solely as a result of ownership, operation of or involvement with the site certifies that he/she has exercised appropriate care with respect to the hazardous waste found at the facility by taking reasonable steps to: i) stop any continuing discharge; ii) prevent any threatened future release; iii) prevent or limit human, environmental, or natural resource exposure to any previously released hazardous waste.

If a requestor whose liability arises solely as a result of ownership, operation of or involvement with the site, submit a statement describing why you should be considered a volunteer – be specific as to the appropriate care taken.

Section VII. Requestor Eligibility Information (continued)

Requestor Relationship to Property (check one):

☐ Previous Owner ☐ Current Owner ☒ Potential /Future Purchaser ☒ Other 2 affiliated companies own 2 lots

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

☒ Yes ☐ No

Note: a purchase contract does not suffice as proof of access.

Section VIII. Property Eligibility Information - See Instructions for Further Guidance

1. Is / was the property, or any portion of the property, listed on the National Priorities List?
If yes, please provide relevant information as an attachment. ☐ Yes ☒ No
2. Is / was the property, or any portion of the property, listed on the NYS Registry of Inactive Hazardous Waste Disposal Sites pursuant to ECL 27-1305? ☐ Yes ☒ No
If yes, please provide: Site # _____ Class # _____
3. Is / was the property subject to a permit under ECL Article 27, Title 9, other than an Interim Status facility? ☐ Yes ☒ No
If yes, please provide: Permit type: _____ EPA ID Number: _____
Date permit issued: _____ Permit expiration date: _____
4. If the answer to question 2 or 3 above is yes, is the site owned by a volunteer as defined under ECL 27-1405(1)(b), or under contract to be transferred to a volunteer? Attach any information available to the requestor related to previous owners or operators of the facility or property and their financial viability, including any bankruptcy filing and corporate dissolution documentation. ☐ Yes ☐ No
5. Is the property subject to a cleanup order under Navigation Law Article 12 or ECL Article 17 Title 10? ☐ Yes ☒ No
If yes, please provide: Order # _____
6. Is the property subject to a state or federal enforcement action related to hazardous waste or petroleum? ☐ Yes ☒ No
If yes, please provide explanation as an attachment.

Section IX. Contact List Information

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

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

Section X. Land Use Factors

1. What is the current municipal zoning designation for the site? DB (Downtown Business)

What uses are allowed by the current zoning? (Check boxes, below)

☒ Residential ☒ Commercial ☐ Industrial

If zoning change is imminent, please provide documentation from the appropriate zoning authority.

2. Current Use: ☐ Residential ☒ Commercial ☐ Industrial ☐ Vacant ☐ Recreational (check all that apply)

Attach a summary of current business operations or uses, with an emphasis on identifying possible contaminant source areas. If operations or uses have ceased, provide the date.

3. Reasonably anticipated use Post Remediation: ☒ Residential ☐ Commercial ☐ Industrial (check all that apply) **Attach a statement detailing the specific proposed use.**

If residential, does it qualify as single family housing?

☐ Yes ☒ No

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

☒ Yes ☐ No

See support document.

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

☒ Yes ☐ No

See support document.

6. Is the proposed use consistent with applicable comprehensive community master plans, local waterfront revitalization plans, or other adopted land use plans? Briefly explain below, or attach additional information and documentation if necessary.

☒ Yes ☐ No

See support document.

XI. Statement of Certification and Signatures

(By requestor who is an individual)

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

Date: _____

Signature: _____

Print Name: _____

(By a requestor other than an individual)

I hereby affirm that I am Member (title) of BRP 500 Main LLC (entity); that I am authorized by that entity to make this application and execute the Brownfield Cleanup Agreement (BCA) and all subsequent amendments; that this application was prepared by me or under my supervision and direction. If this application is approved, I acknowledge and agree: (1) to execute a BCA within 60 days of the date of DEC's approval letter; (2) to the general terms and conditions set forth in the [DER-32, Brownfield Cleanup Program Applications and Agreements](#); and (3) that in the event of a conflict between the general terms and conditions of participation and the terms contained in a site-specific BCA, the terms in the site-specific BCA shall control. Further, I hereby affirm that information provided on this form and its attachments is true and complete to the best of my knowledge and belief. I am aware that any false statement made herein is punishable as a Class A misdemeanor pursuant to Section 210.45 of the Penal Law.

Date: 2/10/2020

Signature: _____

Print Name: Rashid A. Walker

SUBMITTAL INFORMATION:

- Two (2) copies, one paper copy with original signatures and one electronic copy in Portable Document Format (PDF), must be sent to:
 - Chief, Site Control Section
 - New York State Department of Environmental Conservation
 - Division of Environmental Remediation
 - 625 Broadway
 - Albany, NY 12233-7020

FOR DEC USE ONLY

BCP SITE T&A CODE: _____ LEAD OFFICE: _____

Supplemental Questions for Sites Seeking Tangible Property Credits in New York City ONLY. Sufficient information to demonstrate that the site meets one or more of the criteria identified in ECL 27 1407(1-a) must be submitted if requestor is seeking this determination.

BCP App Rev 10

Property is in Bronx, Kings, New York, Queens, or Richmond counties.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Requestor seeks a determination that the site is eligible for the tangible property credit component of the brownfield redevelopment tax credit.	<input type="checkbox"/> Yes <input type="checkbox"/> No
Please answer questions below and provide documentation necessary to support answers.	
1. Is at least 50% of the site area located within an environmental zone pursuant to NYS Tax Law 21(b)(6)? Please see DEC's website for more information.	
<input type="checkbox"/> Yes <input type="checkbox"/> No	
2. Is the property upside down or underutilized as defined below?	Upside Down? <input type="checkbox"/> Yes <input type="checkbox"/> No
	Underutilized? <input type="checkbox"/> Yes <input type="checkbox"/> No
From ECL 27-1405(31):	
<p>"Upside down" shall mean a property where the projected and incurred cost of the investigation and remediation which is protective for the anticipated use of the property equals or exceeds seventy-five percent of its independent appraised value, as of the date of submission of the application for participation in the brownfield cleanup program, developed under the hypothetical condition that the property is not contaminated.</p>	
<p>From 6 NYCRR 375-3.2(I) as of August 12, 2016: (Please note: Eligibility determination for the underutilized category can only be made at the time of application)</p>	
<p>375-3.2:</p> <p>(I) "Underutilized" means, as of the date of application, real property on which no more than fifty percent of the permissible floor area of the building or buildings is certified by the applicant to have been used under the applicable base zoning for at least three years prior to the application, which zoning has been in effect for at least three years; and</p> <p>(1) the proposed use is at least 75 percent for industrial uses; or</p> <p>(2) at which:</p> <p>(i) the proposed use is at least 75 percent for commercial or commercial and industrial uses;</p> <p>(ii) the proposed development could not take place without substantial government assistance, as certified by the municipality in which the site is located; and</p> <p>(iii) one or more of the following conditions exists, as certified by the applicant:</p> <p>(a) property tax payments have been in arrears for at least five years immediately prior to the application;</p> <p>(b) a building is presently condemned, or presently exhibits documented structural deficiencies, as certified by a professional engineer, which present a public health or safety hazard; or</p> <p>(c) there are no structures.</p> <p>"Substantial government assistance" shall mean a substantial loan, grant, land purchase subsidy, land purchase cost exemption or waiver, or tax credit, or some combination thereof, from a governmental entity.</p>	

Supplemental Questions for Sites Seeking Tangible Property Credits in New York City (continued)

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

- ☐ Project is an Affordable Housing Project - Regulatory Agreement Attached;
- ☐ Project is Planned as Affordable Housing, But Agreement is Not Yet Available*
(*Checking this box will result in a “pending” status. The Regulatory Agreement will need to be provided to the Department and the Brownfield Cleanup Agreement will need to be amended prior to issuance of the CoC in order for a positive determination to be made.);
- ☐ This is Not an Affordable Housing Project.

From 6 NYCRR 375- 3.2(a) as of August 12, 2016:

(a) “Affordable housing project” means, for purposes of this part, title fourteen of article twenty seven of the environmental conservation law and section twenty-one of the tax law only, a project that is developed for residential use or mixed residential use that must include affordable residential rental units and/or affordable home ownership units.

(1) Affordable residential rental projects under this subdivision must be subject to a federal, state, or local government housing agency’s affordable housing program, or a local government’s regulatory agreement or legally binding restriction, which defines (i) a percentage of the residential rental units in the affordable housing project to be dedicated to (ii) tenants at a defined maximum percentage of the area median income based on the occupants’ households annual gross income.

(2) Affordable home ownership projects under this subdivision must be subject to a federal, state, or local government housing agency’s affordable housing program, or a local government’s regulatory agreement or legally binding restriction, which sets affordable units aside for home owners at a defined maximum percentage of the area median income.

(3) “Area median income” means, for purposes of this subdivision, the area median income for the primary metropolitan statistical area, or for the county if located outside a metropolitan statistical area, as determined by the United States department of housing and urban development, or its successor, for a family of four, as adjusted for family size.

BCP Application Summary (for DEC use only)

Site Name: 500 Main Street Laundry Site
City: New Rochelle, New York

Site Address: 500, 506 and 510 Main Street and 12 Church Street
County: Westchester **Zip:** 10801

Tax Block & Lot

Section (if applicable):

Block:

Lot:

Requestor Name: BRP 500 Main LLC c/o BRP Development Corp. **Requestor Address:** 767 Third Avenue, 33rd Floor
City: New York, New York **Zip:** 10017 **Email:** rwalker@brpcompanies.com

Requestor's Representative (for billing purposes)

Name: Rashid A. Walker, Managing Director **Address:** 767 Third Avenue, 33rd Floor
City: New York, New York **Zip:** 10017

Email: rwalker@brpcompanies.com

Requestor's Attorney

Name: Knauf Shaw LLP, Linda R. Shaw, Esq. **Address:** 2 State Street, Suite 1400
City: Rochester, New York **Zip:** 14614

Email: lshaw@nyenvlaw.com

Requestor's Consultant

Name: SESI Consulting Engineers, DPC, Fuad Dahan, P.E. **Address:** 12A Maple Avenue
City: Pine Brook, NJ **Zip:** 07058

Email: fd@sesi.org

Percentage claimed within an En-Zone: ☒ 0% ☒ <50% ☐ 50-99% ☐ 100%

DER Determination: ☐ Agree ☐ Disagree

Requestor's Requested Status: ☒ Volunteer ☐ Participant

DER/OGC Determination: ☐ Agree ☐ Disagree
Notes:

For NYC Sites, is the Requestor Seeking Tangible Property Credits: ☐ Yes ☐ No

Does Requestor Claim Property is Upside Down: ☐ Yes ☐ No

DER/OGC Determination: ☐ Agree ☐ Disagree ☐ Undetermined

Notes:

Does Requestor Claim Property is Underutilized: ☐ Yes ☐ No

DER/OGC Determination: ☐ Agree ☐ Disagree ☐ Undetermined

Notes:

Does Requestor Claim Affordable Housing Status: ☐ Yes ☐ No ☐ Planned, No Contract

DER/OGC Determination: ☐ Agree ☐ Disagree ☐ Undetermined

Notes:

BCP APPLICATION SUPPORT DOCUMENT

BCP APPLICATION SUPPORT DOCUMENT
Exhibit List

Exhibit A -	DOS Entity Information
Exhibit B-	Corporate Consent
Exhibit C-	Deeds
Exhibit D-	Site Access Agreement
Exhibit E-	Previous Owners and Operators
Exhibit F-	Site Drawing Spider Maps
Exhibit G-	Survey and Tax Map
Exhibit H-	Site Location Map, Base Map, En-Zone Map and Street Map
Exhibit I-	Zoning Map
Exhibit J-	Flood Map
Exhibit K-	Site Contact List
Exhibit L-	Repository Letter

ENVIRONMENTAL REPORTS SEPARATELY ATTACHED ON CD:

1. 2003 December Pure Solutions Corporation 500 Main Street Phase I for New Covenant Church
2. 2017 March Tim Miller Associates 506 Main Street Site Phase I Environmental Site Assessment Report
3. 2017 November Langan 500 Main Street Phase I Environmental Site Assessment Report and Report Appendices
4. 2018 August Langan Phase I ESA 510 Main Street and 12 Church Street
5. 2018 December Langan 500 Main Street Phase II Environmental Site Investigation Report
6. 2019 August SESI Full Site Phase II Environmental Site Assessment Report
7. 2019 September SESI Geotechnical Report
8. 2020 January SESI 500 Main Street Updated Phase II Investigation Report
9. 2020 February SESI 500 Main Street Remedial Investigation Work Plan and Appendix A Previous Reports

PART A
SECTION I - REQUESTOR INFORMATION

The Requestor is BRP 500 Main LLC, a New York limited liability company, located at 767 Third Avenue, 33rd Floor, New York, NY 10017. BRP 500 Main LLC is authorized to do business in the State of New York. *See* Exhibit A, NYSDOS Entity Information. The members are as follows: Rashid Walker, Geoff Flournoy, Meredith Marshall and Steven Smith.

The Written Consent provides Rashid Walker with authority to sign all Brownfield Cleanup Program (“BCP”) documents on behalf of the Requestor BRP 500 Main LLC. *See* Exhibit B, Corporate Consent.

As further described below in Section IV, the Site is located at 500 (Block 215, Lot 12), 506 (Block 215, Lot 11) and 510 (Block 215, Lot 10) Main Street and 12 Church Street (Block 215, Lot 8), New Rochelle, NY, (“Site” or “BCP Site.”) *See* Exhibit G Survey and Tax Maps.

Requestor’s affiliated LLCs BRP 506 Main LLC and BRP 510 Main LLC own the 506 and 510 Main Street Lots, respectively. BRP 506 Main LLC purchased 506 Main Street on April 13, 2018 and 510 Main Street was acquired December 28, 2018. 500 Main Street is owned by the New Covenant Church Inc. and 12 Church Street is owned by the French Speaking Baptist Church of New Rochelle. *See* Exhibits C, Deeds, and Exhibit G, Survey. Requestor BRP 500 Main LLC has received a temporary license from the Owners to access the property to perform investigation and remediation work required by the BCP. *See* Exhibit D, Site Access Agreement.

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

SECTION II - PROJECT DESCRIPTION

Please refer to responses to Questions 1-3 on the BCP Application Form.

4. Short Project Description

The planned redevelopment of the Site entails the relocation and redevelopment of an existing on-Site church called the New Covenant Church, the off-site relocation of a second current on-Site church called the French Speaking Baptist Church, which is departing from the site, and construction of a new residential apartment building. Under the built-over area of approximately 32,000 square feet (sq. ft.) there will be a partial basement of approximate 4,500 sq. ft. in the southern corner of the proposed building. The basement area will consist of utility rooms. The first floor of the building will consist of a church, retail space, lobby area and the entrance to a vehicle lift area, providing access to parking facilities on the third, fourth and fifth floors. The second floor will be utilized for church classrooms for Sunday School, other children related activities, office space for the church and amenity space for the residential portion on the building. The remaining floors will provide residential housing units and the internal parking garage.

[illegible][illegible]

Schedule- Commencement through COC

A Remedial Investigation is expected to be completed on the Site by June 2020. Site preparation activities, including on-Site building demolition in order to prepare the Site for remediation under former slabs is also expected to commence by June 2020. The Remedial Action Work Plan (“RAWP”) is expected to be completed by the early Fall of 2020 and any required remediation may commence in the Winter of 2020. The Certificate of Completion is anticipated to be issued in early 2021.

SECTION III – PROPERTY’S ENVIRONMENTAL HISTORY

1. List of Environmental Reports

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

- A. 2003 December Pure Solutions Corporation 500 Main Street Phase I for New Covenant Church
- B. 2017 March Tim Miller Associates 506 Main Street Site Phase I Environmental Site Assessment Report
- C. 2017 November Langan 500 Main Street Phase I Environmental Site Assessment Report and Report Appendices
- D. 2018 August Langan Phase I ESA 510 Main Street and 12 Church Street
- E. 2018 December Langan 500 Main Street Phase II Environmental Site Investigation Report
- F. 2019 August SESI Full Site Phase II Environmental Site Assessment Report
- G. 2019 September SESI Geotechnical Report
- H. 2020 January SESI 500 Main Street Updated Phase II Investigation Report
- I. 2020 February SESI 500 Main Street Remedial Investigation Work Plan and Appendix A Previous Reports

2. Sampling Data

See Exhibit F, Spider Maps which include sampling data summaries, and Section IV.10.F.

3. Site Drawing

See Exhibit F, Spider Maps.

4. Past Land Uses

See Section IV.10.D for full description of past land uses.

SECTION IV – PROPERTY INFORMATION

1. Site Boundary and Tax Parcel Information

The Site boundary does correspond to the 4 tax lot boundaries, which are located at 500 (Block 215, Lot 12), 506 (Block 215, Lot 11) and 510 (Block 215, Lot 10) Main Street and 12 Church Street (Block 215, Lot 8), New Rochelle, NY 10801 (“Site” or “BCP Site.”) *See* Exhibit G Survey and Tax Maps. The Site Location Map, Base Property Map, En-Zone Map and Street Map are provided in Exhibit H. The Site is not in an En-Zone.

2. Property Map

The Site Location and Base Property Map are in Exhibit H. A Survey Map is in Exhibit G.

Please refer to responses to Questions 3-9 on the BCP Application Form.

10. Property Description Narrative

A. Site Location

See Response to Section IV.1 and IV.2 above. The Site is located at 500, 506, and 510 Main Street and 12 Church Street in downtown New Rochelle. The Site is bound to the northwest by Main Street, to the southwest by Church Street, an access driveway and a three (3) story brick building to the southeast and a two (2) story brick building and an existing private parking lot to the northeast. The Site is located in a commercial area with similar commercial properties to the north, east, south and west of the Site and some residential mixed in.

Direction	Adjoining Properties	Surrounding Properties
North	Main Street followed by mixed-use commercial and residential properties	Mixed-use commercial, residential, and public occupy the remaining surrounding properties
South	The Salvation Army (22 Church Street) followed by mixed-use commercial and residential properties	
East	A mixed-use commercial and residential property (496 Main Street) and asphalt paved parking areas followed by a mixed-use commercial and residential properties	
West	Main Street followed by mixed-use commercial and residential properties	

However, the downtown area is currently transforming into a mixed residential/commercial transit-oriented new downtown neighborhood.

B. Site Features

There are four buildings located on the approximately 0.79 acre (exact acreage on the survey map is 0.7846 acres, which has been rounded up) property, three of which are currently occupied. 500 Main Street is still occupied by the New Covenant Church. 506 Main Street is vacant. 12 Church Street is still occupied by the French Speaking Baptist Church. 510 Main Street is still occupied by the Liebman's Children's Uniform Clothing store. The Site grades downward along Church Street from north to south and along Main Street slopes downward from west to east. The closest surface water body is Echo Bay, with its closest associated tributary Ferris Creek located approximately 2,400 feet south east of the site. The Site is not in a flood zone. *See Flood Zone map in Exhibit J.*

C. Current Zoning and Land Use

The Site is located in the Downtown Business District (a/k/a the "DB Zone") and is currently used as commercial property. 500 Main Street contains a three (3) story building (including a basement level), currently occupied by the New York Covenant Church. 506 Main Street contains a two (2) story building previously occupied by a Dollar Best store, which is now vacant. 510 Main Street houses a three (3) story brick building containing the Liebman's Children's Uniform Clothing store on the first floor and Liebman's clothing inventory on the upper two stories. 12 Church Street contains a multi-story building, previously a firehouse, now occupied by the French Speaking Baptist Church of New Rochelle and an access driveway. The surrounding properties are mainly commercial with some residential uses mixed in. The closest residential areas/ zones (RMF-0.5 - Multifamily Residence and RMSC-4 -Multifamily Residence) are about 580 feet away on Bonnefoy Place and Prospect Street. The Property is approximately 0.20 miles from the nearest railroad and 0.25 miles away from the major highway, I-95.

D. Past Use of the Site

According to the Tim Miller Phase I Report on the 506 Main Street Property exclusively, this property was originally developed with a meat market and sausage shop, and a then a "Chinese Laundry" from at least 1887 until 1896. By 1903, the property is listed as a "market" but it is not clear if the laundry ceased to exist or remained present for some time since until 1941 the use is just listed as a "store" until the use changes to fur storage in 1941 through 1951 in the southern portion of 506 Main Street. Its most recent use was a Dollar Best store. The 1903 Sanborn map shows 12 Church Street as a Fire Department building, which was present until 1966 and then acquired by Cuisenaire Company of American, Inc., and then, most recently, the French Speaking Baptist Church.

500 Main Street appears to have started as a Meat Market and Sausage Shop in the late 1890's, early 1900's, and was then converted into the Masonic Huguenot Lodge. A gas engine was identified on Site from 1887 to 1911, with a 100-gallon gasoline underground storage tank (UST) being identified on Site in 1911, the tank's existence being recorded by the Fire Department. The gas engine was located in the southern portion of 500 Main Street and the underground tank was located beneath the asphalt driveway associated with 12

Church Street. The large commercial structure on the northwestern portion of the Subject Property is labeled containing two lard kettles, a brick furnace, a wood house, and a gasoline fired engine. Langan noted the “China Laundry” facility next door at 506 Main Street adding that drycleaners and laundry service businesses did not use chlorinated solvents until after 1910, and therefore, did not consider this former use a REC. [However, the date when this facility left the 506 Site is not clear from the historic records.] The building at 500 Main Street was converted to a skating rink in 1979 and then into retail space in 1987. Langan indicated that the 500 Main Street building was historically heated via an oil-fired boiler, which is still located in the basement.

In August 2018, Langan performed a Phase I of two connected properties located at 510 Main Street and 12 Church Street in New Rochelle, New York. The building at 510 Main Street is a three-story building that has been occupied by Liebman’s Children Clothing (a children’s uniform retailer) since 1929 and the building at 12 Church Street is occupied by the French Speaking Baptist Church of New Rochelle. In this report, Langan listed the regional groundwater quality issues from potential adjacent properties as a Business Risk but did not list any RECs for these two parcels. Langan did discuss the past use of the 12 Church Street property as a former fire department site but this report was prepared before PFAS became a concern associated with fire department sites. Historically, in the late 1890’s, the Hoffmeister’s Meat Market encroached onto the 510 Main Street site. In 1903, the Fire Department first appears on the 12 Church Street parcel. These parcels remain the same for a number of years until after the Fire Department building was converted into a church in the 1990s. A furnace, hot water heater, and 275-gallon fuel oil AST were also observed in the basement of 12 Church Street.

E. Site Geology and Hydrogeology

The area surrounding the site is underlined by glacial till which sit atop highly weathered by bedrock. Area bedrock ranges from 5-25 feet below ground surface. The water table ranges from 5-11 feet below ground surface. Groundwater is found in the overburden and in the bedrock. Groundwater flow direction is dominantly to the south-southeast towards Long Island Sound, but Site-specific groundwater flow direction is radial and seasonally affected. Overburden in the vicinity ranges in thickness from 2.2 feet to 32 feet and consists of fill material (1-5 feet in thickness) and varied amounts of fine coarse sand with varying amounts of silt. Deeper overburden is described as having till-like characteristics (high density, well consolidated, and lower moisture content). Bedrock in the vicinity is highly weathered gneissic/schistose rock, which is undulating in nature and is generally more transmissive than the till-like overburden material directly above.

F. Environmental Assessment

Several Phase I environmental investigations have been performed on the Site. Initially, a Phase I was performed for the 500 Main Street site for the New Covenant Church presumably before it purchased the site in 2003. While a suspect UST and AST were discussed, and additional sampling and investigation was recommended, this report did not specifically call out these tanks as RECs even though each tank may have still been present

on this parcel. A more recent Phase I performed by Langan revealed these two tanks were RECs due to their age and lack of closure information as well as the potential presence of a third smaller gasoline UST. *See* response to Section VII Question 11 re: Tanks below. Langan described a vaulted 5,000-gallon No. 2 fuel oil UST as being located below the loading dock. Langan was allegedly informed the UST currently contains approximately 1,000 gallons of fuel oil. The UST historically fueled the basement-level boiler, which has been out of service for approximately five years; however, all components of the boiler system are still intact. A vent pipe for the UST was observed on the southwestern exterior of the Subject Property building. A small dirt filled floor drain was observed in the boiler room. Langan was informed that the discharge location of the floor drain is assumed to be the large dirt-lined sump pit.

A Phase I was performed for the 506 Main Street Site by Tim Miller Associates in March 2017. This Phase I did not conclude there were any RECs associated with the historic uses of this parcel even though it did note the present of an early Chinese Laundry facility on this parcel. The Report did note that there were three State Hazardous waste sites identified within the 1.0-mile search radius from this property but concluded that because: (1) these sites were each more than a one-quarter mile away; (2) DEC database concluded there is no impact more than 1000 feet away; and that (3) one of the sites - the Consolidated Edison Echo Avenue site - has been remediated, these sites were not RECs in relation to this site. It is interesting to note, however, that the other two sites: Industrial Overalls, 10 Bartels Place and Bakers Pride Oven Company, 30 Pine Street, involve groundwater contamination from cleaning solvents. The report also noted the Flamingos Cleaners BCP Site 550 feet away, but that this site is listed in the DEC Database as having “little to no off-site impacts”. Langan noted these facilities in its Phase I for 500 Main Street in 2018 but indicated that these sites were downgradient of this property. Finally, a Phase I performed on both the 12 Church Street site and 510 Main Street Site did not identify any RECs but this report was prepared before PFAS became a significant concern in relation to fire department sites.

The first Phase II subsurface investigation was completed on the 500 Main Street parcel in December 2017 by Langan for the Requestor’s parent company to investigate if a release of hazardous/petroleum-related substance had occurred to the subsurface in connection with the RECs identified in the November 2017 Phase I ESA. Langan performed a GPR survey to identify if any tanks were present. Minor anomalies that were found were consistent with subsurface utility lines and the known existing 5,000-gallon UST within the loading dock area; however, anomalies indicative of additional USTs or subsurface structures were not identified. Langan also installed two soil borings and two monitoring wells, the collection of two grab soil samples from soil borings (plus one duplicate sample), the collection of two groundwater samples from groundwater monitoring wells (plus one duplicate), and the collection of one surficial soil sample from a soil lined sump located in the basement. Soil sampling of the soil-lined sump within the building’s basement showed elevated levels of metals including copper, lead, mercury, selenium, and zinc exceeding the regulatory standards.

Sample ID Parent Sample Sampling Date Client Matrix	NYSDEC Part 375 Unrestricted Use Soil Cleanup Objectives	NYSDEC Part 375 Restricted Use Soil Cleanup Objectives- Residential	SB-1 (10'-12') 10/12/2017 Soil		2017.10.13-DUPS1 SB-1 (10'-12') 10/12/2017 Soil		SB-2 (2'-4') 10/13/2017 Soil		Sump (0.5'-1') 10/13/2017 Soil	
Compound			Result	Q	Result	Q	Result	Q	Result	Q
Volatile Organics, NIDEP/TCL/Part 375 List	mg/kg	mg/kg	mg/kg		mg/kg		mg/kg		mg/kg	
Dilution Factor			1		1		1		1	
2-Butanone	0.12	100	0.0019	U	0.0018	U	0.0019	U	0.0042	J
Acetone	0.05	100	0.0038	U	0.021		0.029		0.049	
cis-1,2-Dichloroethylene	0.25	59	0.0019	U	0.0018	U	0.0019	U	0.0054	J
Semi-Volatiles, NIDEP/TCL/Part 375 List	mg/kg	mg/kg	mg/kg		mg/kg		mg/kg		mg/kg	
Dilution Factor			2		2		2		5	
Bis(2-ethylhexyl)phthalate	~	~	0.0461	U	0.0462	U	0.0466	U	4.38	D
Di-n-butyl phthalate	~	~	0.0461	U	0.0462	U	0.0466	U	0.0985	JD
Fluoranthene	100	100	0.0602	JD	0.0462	U	0.0466	U	0.0767	JD
Phenanthrene	100	100	0.0596	JD	0.0462	U	0.0466	U	0.0697	JD
Pyrene	100	100	0.0581	JD	0.0462	U	0.0466	U	0.173	D
Metals, NYSDEC Part 375	mg/kg	mg/kg	mg/kg		mg/kg		mg/kg		mg/kg	
Dilution Factor			1		1		1		1	
Arsenic	13	16	1.1	U	1.11	U	1.27		4.43	
Barium	350	350	81.4		40.2		54.1		217	
Cadmium	2.5	2.5	0.331	U	0.332	U	0.335	U	1.45	
Chromium, Total	~	~	21.9		14.7		16.3		26.6	
Chromium, Hexavalent	1	22	0.552	U	0.553	U	0.558	U	0.654	U
Chromium, Trivalent	30	36	21.9		14.7		16.3		26.6	
Copper	50	270	22.7		15.1		14.9		187	
Lead	63	400	7.58		3.87		3.42		140	
Manganese	1600	2000	765		305		386		604	
Mercury	0.18	0.01	0.0331	U	0.0332	U	0.0335	U	0.375	
Nickel	30	140	29.9		18		16.7		29.2	
Selenium	3.9	36	1.54		1.6		2.14		5.160	
Zinc	109	2200	30.8	B	27.5	B	21.7	B	594	B

In groundwater, Langan notes that two metals (chromium and manganese) were detected at concentrations exceeding regulatory standards in MW-2 and one metal (selenium) was detected at a concentration exceeding regulatory standards in MW-1. Langan's table below, however, **includes additional PAH exceedances that were not noted as being exceedances.**

Sample ID Parent Sample Sampling Date Client Matrix	NYSDEC TOGS Standards and Guidance Values - GA	MW-1 10/16/2017 Water		2017.10.16-DUPW1 MW-1 10/16/2017 Water		MW-2 10/16/2017 Water	
Compound		Result	Q	Result	Q	Result	Q
Volatile Organics, NDEP/TCL/Part 375 List	ug/L	ug/L		ug/L		ug/L	
Dilution Factor		1		1		1	
1,2,3-Trichloropropane	0.04	0.2	U	0.2	U	0.2	U
1,2-Dibromo-3-chloropropane	0.04	0.2	U	0.2	U	0.2	U
1,2-Dibromoethane	0.0006	0.2	U	0.2	U	0.2	U
Acetone	50	2.3		1.9	J	4.3	
cis-1,2-Dichloroethylene	5	0.3	J	0.22	J	0.2	U
Semi-Volatiles, NDEP/TCL/Part 375 List	ug/L	ug/L		ug/L		ug/L	
Dilution Factor		1		1		1	
1,2-Dichlorobenzene	3	2.5	U	3.03	U	2.78	U
1,3-Dichlorobenzene	3	2.5	U	3.03	U	2.78	U
1,4-Dichlorobenzene	3	2.5	U	3.03	U	2.78	U
2,4,5-Trichlorophenol	1	2.5	U	3.03	U	2.78	U
2,4,6-Trichlorophenol	1	2.5	U	3.03	U	2.78	U
2-Chlorophenol	1	2.5	U	3.03	U	2.78	U
2-Methylphenol	1	2.5	U	3.03	U	2.78	U
2-Nitrophenol	1	2.5	U	3.03	U	2.78	U
4-Chloro-3-methylphenol	1	2.5	U	3.03	U	2.78	U
4-Nitrophenol	1	2.5	U	3.03	U	2.78	U
Benzo(a)anthracene	0.002	0.05	U	0.0606	U	0.0556	U
Benzo(a)pyrene	0.002	0.05	U	0.0606	U	0.0556	U
Benzo(b)fluoranthene	0.002	0.05	U	0.0606	U	0.0556	U
Benzo(k)fluoranthene	0.002	0.05	U	0.0606	U	0.0556	U
Bis(2-chloroethyl)ether	1	2.5	U	3.03	U	2.78	U
Chrysene	0.002	0.05	U	0.0606	U	0.0556	U
Fluoranthene	50	0.05	U	0.0606	U	0.156	
Hexachlorobutadiene	0.5	0.5	U	0.606	U	0.556	U
Indeno(1,2,3-cd)pyrene	0.002	0.05	U	0.0606	U	0.0556	U
Naphthalene	10	0.05	U	0.0606	U	0.0778	
Nitrobenzene	0.4	0.28		0.303	U	0.278	U
Phenanthrene	50	0.05	U	0.0606	U	0.122	
Phenol	1	2.5	U	3.030	U	2.78	U
Pyrene	50	0.05	U	0.0606	U	0.1	
Metals, NYSDEC Part 375	ug/L	ug/L		ug/L		ug/L	
Dilution Factor		1		1		1	
Barium	1000	24		25		465	
Chromium	50	6	U	6	U	60	
Chromium, Trivalent	~	10	U	10	U	60	
Copper	200	17	J	17	J	93	B
Lead	25	6	U	6	U	12	
Manganese	300	63		63		5,110	
Nickel	100	6	U	6	U	77	
Selenium	10	15		11	U	11	U
Zinc	2000	17	U	17	U	56	

NOTE:

In January 2020, SESI conducted a Phase II Environmental Site Assessment (Phase II) for the entire BCP Site including twenty-seven (27) soil samples, eight (8) groundwater samples, four (4) soil vapor samples, and four (4) indoor air samples, which were collected in phases from July 2109 to December 2019.

Based on the investigations conducted to date, the primary contaminants of concern are metals in soil, Volatile Organic Compounds (VOCs), including Tetrachloroethene and Trichloroethene, and SVOCs and metals in groundwater, and VOCs in soil vapor, summarized as follows:

Soil:

- Metals were identified at concentrations exceeding their respective USCOs in 12 samples including lead (4 samples, 237 mg/kg max.), nickel (7 samples, 70.2 mg/kg max.), copper (2 samples, 56.4 mg/kg max.), mercury (2 samples 2.11 mg/kg max.), and zinc (1 sample, 417 mg/kg), and in four samples exceeding their respective restricted residential soil cleanup objectives (RRSCOs), including manganese (1 sample), 2-Methylnaphthalene (1 sample) and mercury (2 samples).

Soil Sample Exceedances (mg/kg)

LOCATION	NY-RR SCO	NY-US CO	SB-2 (1.5-2)	SB-4 (4-4.5)	SB-6 (5-5.5)	SB-7 (2.5-3)	SB-8 (7.5-8)	SB-9 (2.5-3)
SAMPLING DATE			7/16/2019	7/17/2019	7/17/2019	7/17/2019	7/17/2019	7/18/2019
ANALYTE			mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg
Acetone	100	0.05	U	U	U	U	U	0.0082
Lead, Total	400	63	3.4	8.5	12.0	28.7	5.9	10.4
Manganese, Total	2000	1600	493	3230	405	579	628	765
Mercury, Total	0.81	0.18	U	U	U	0.022	U	0.017
2-Methylnaphthalene	0.41		10	U	U	0.012	U	U
Nickel, Total	310	30	16.4	70.2	35.1	30.5	32.3	39
Zinc, Total	10000	109	16.2	73.4	79.6	96.0	50.7	56.1
Copper, Total	270	50	12.5	22.0	26.2	38.7	18.4	26.2

LOCATION	NY-RR SCO	NY-US CO	SB-10 (5.5-6)	SB-18 (3.5-4)	SB-21 (1.5-2)	SB-22 (1.5-2)	SB-23 (1-1.5)	SB-27 (5-5.5)
SAMPLING DATE			7/18/2019	7/18/2019	7/19/2019	7/19/2019	7/19/2019	9/11/2019
ANALYTE			mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg
Acetone	100	0.05	0.011	0.031	0.011	0.018	0.0069	0.16
Lead, Total	400	63	11.6	105	28.2	36.9	106	231
Manganese, Total	2000	1600	818	224	135	398	414	110
Mercury, Total	0.81	0.18	0.014	0.24	0.041	0.19	0.022	2.11
2-Methylnaphthalene	0.41		U	0.029	U	U	U	U
Nickel, Total	310	30	36.7	30.4	11.3	16.0	19.5	14.0
Zinc, Total	10000	109	59.9	417	26.0	41.0	30.7	95.7
Copper, Total	270	50	32.0	25.0	151	56.4	20.8	38.2

LOCATION	NY-RR SCO	NY-US CO	SB-28 (5-5.5)	SB-29 (7-7.5)	SB-26 (7.5-8)	SB-26 (1.5-2)	SB-29 (2-2.5)
SAMPLING DATE			9/11/2019	9/11/2019	9/11/2019	9/12/2019	9/12/2019
ANALYTE			mg/kg	mg/kg	mg/kg	mg/kg	mg/kg
Acetone	100	0.05	0.18	0.42	0.21	0.11	0.18
Lead, Total	400	63	4.57	4.48	3.81	237	12.6
Manganese, Total	2000	1600	528	375	421	390	451
Mercury, Total	0.81	0.18	0.078	0.072	0.074	1.5	0.069
2-Methylnaphthalene	0.41		U	U	U	U	U
Nickel, Total	310	30	16.6	11.5	12.3	11.9	13.0
Zinc, Total	10000	109	26.5	29.8	19.9	89.3	72.5
Copper, Total	270	50	19.9	12.5	9.69	39.6	13.9

NY-RR SCO: New York NYCRR Part 375 Restricted-Residential Criteria							
NY-US CO: New York NYCRR Part 375 New York Unrestricted Use Criteria							
Exceeds-RR SCO:							
Exceeds-US CO:							
U: Not detected at the Reported Detection Limit							

Groundwater:

Exceedances of the AWQS have been detected at the Site and include VOCs, SVOCs, and metals. PFAS exceedances of the proposed new MCLs of 10 ng/L (0.01 ug/L) were also noted in the vicinity of the former Fire Department facility:

- VOCs including trichloroethene (9.3 ug/L) and tetrachloroethene (31 ug/L) were identified at concentrations exceeding the AWQS of 5 ug/L in the sample collected from temporary well TW-1.
- SVOCs including benzo(a)pyrene (0.02 ug/L), benzo(b)fluoranthene (0.04 ug/L), and benzo(k)fluoranthene (0.02 ug/L) were identified in TW-4 exceeding their AWQS of non-

detect, 0.02 ug/L and 0.02 ug/L respectively. Phenol was identified in TW-3 (2.7 ug/L) exceeding its AWQS of 1 ug/L.

- Numerous metals were identified in the temporary wells exceeding their AWQS, which is may be attributed to high sample turbidity and unfiltered nature of the samples collected from temporary wells, and not to any known onsite source.
- PFASs were detected in the two temporary wells installed in the 12 Church Street basement, yielding PFASs totals of 0.093 ug/L in Church-TW-1 and 0.121 ug/L in Church-TW-2. No NYSDEC AWQS have been promulgated for PFASs at this time. Therefore, as per the NYSDEC Guidelines for Sampling and Analysis of PFAS (January 2020), PFAS should be further assessed and considered as potential contaminant of concern in groundwater since PFOA, PFOS and other PFAS compounds were detected above 10 ng/L (0.01 ug/L).

Groundwater Sample Exceedances (ug/L)

LOCATION		TW-1	TW-3	TW-4	TW-5	MW-1	MW-2
SAMPLING DATE	NY-AWQS	7/17/2019	9/11/2019	9/12/2019	9/12/2019	7/18/2019	7/16/2019
ANALYTE							
Arsenic, Total	25	27.5	6	2	3	32.7	2.8
Cadmium, Total	5	7.1	4	2	2	4.3	U
Phenol	1	U	2.7	U	U	U * H	0.94
Benzo(a)pyrene	0	U *	U	0.02	U	U H	U *
Benzo(b)fluoranthene	0.002	U *	U	0.04	U	U H	U *
Benzo(k)fluoranthene	0.002	U	U	0.02	U	U H	U
Barium, Total	1000	8530	1460	615	541	3750	482
Beryllium, Total	3	26.2	3	U	1	14.7	0.62
Chromium, Total	50	1830	283	109	126	1540	58.1
Copper, Total	200	1410	270	118	105	867	62.9
Iron, Total	300	1380000	112000	57700	64600	701000	35900
Lead, Total	25	526	152	83	49	976	11.0
Magnesium, Total	35000	276000	36000	27300	27200	180000	28200
Manganese, Total	300	72200	9800	4030	4320	21900	1470
Mercury, Total	0.7	0.49	U	0.26	U	0.76	U
Nickel, Total	100	2340	248	96	99	1300	64.3
Sodium, Total	20000	124000	309000	877000	535000	28900	816000
Thallium, Total	0.5	18.4	3	U	U	9.3	0.43
Tetrachloroethene	5	31	U	U	U	U	U
Trichloroethene	5	9.3	U	U	U	U	U

The PFAS exceedances are as follows:

Detected PFAS Compounds in Groundwater

SAMPLE ID:	NYS PFAS ACTION TRIGGER LEVEL	CHURCH-TW-1	CHURCH-TW-2
LAB ID:		L1960688-01	L1960688-02
COLLECTION DATE:		12/18/2019	12/18/2019
ANALYTE	(ug/l)	Conc	Q
PERFLUORINATED ALKYL ACIDS BY ISOTOPE DILUTION			
Perfluorobutanoic Acid (PFBA)	0.1	0.00787	0.013
Perfluoropentanoic Acid (PFPeA)	0.1	0.0124	0.0117
Perfluorobutanesulfonic Acid (PFBS)	0.1	0.00469	0.011
Perfluorohexanoic Acid (PFHxA)	0.1	0.0119	0.012
Perfluoroheptanoic Acid (PFHpA)	0.1	0.00644	0.00779
Perfluorohexanesulfonic Acid (PFHxS)	0.1	0.00149 J	0.00208
Perfluorooctanoic Acid (PFOA)	0.01	0.0231	0.0213
Perfluoroheptanesulfonic Acid (PFHpS)	0.1	ND	0.000762 J
Perfluorononanoic Acid (PFNA)	0.1	0.00538	0.00417
Perfluorooctanesulfonic Acid (PFOS)	0.01	0.0699	0.1
Perfluorodecanoic Acid (PFDA)	0.1	0.00614	0.00376
N-Methyl Perfluorooctanesulfonamidoacetic Acid	0.1	0.000993 J	ND
Perfluoroundecanoic Acid (PFUnA)	0.1	0.00222	0.00139 J
Perfluorodecanesulfonic Acid (PFDS)	0.1	0.00333	0.0029
Perfluorododecanoic Acid (PFDoA)	0.1	0.000626 J	ND
PFOA/PFOS, Total	0.5	0.093	0.121

Soil Vapor/Indoor Air:

- Sub-slab vapor samples were collected in July 2019. Elevated soil vapor levels were detected for benzene and 1,3-butadiene. No VOCs were detected in sub-slab vapor at concentrations exceeding the New York State Department of Health (NYSDOH) decision matrices (A, B, C) soil vapor lower threshold guidance values.
- Due to higher water levels directly beneath the basement slabs in September 2019, indoor air samples were collected in lieu of sub-slab vapor samples. Elevated concentrations of methylene chloride, cis-1,2 dichloroethene, trichloroethene, and carbon tetrachloride were detected in at least one of the samples. Carbon tetrachloride was detected in the ambient (outdoor) air sample and is not considered to be site-related. While none of these VOCs were detected in the sub-slab vapor samples collected in July 2019, this may have been due to the high water levels and resulting short soil vapor column beneath the basement slabs.

Indoor Air Sample Exceedances (ug/m³)

Client ID	NY-IAC-A	NY-IAC-B	IA-1		IA-2		AA-1		IA-3		IA-4	
Sampling Date			9/11/2019		9/11/2019		9/11/2019		9/11/2019		9/11/2019	
Unit			ug/m3		ug/m3		ug/m3		ug/m3		ug/m3	
			Results	Qual	Results	Qual	Results	Qual	Results	Qual	Results	Qual
AIR BY TO-15												
1,3-Butadiene			0.442	U	0.442	U	0.442	U	0.442	U	0.442	U
Benzene			0.639	U	0.639	U	1.28		1.87		0.639	U
Carbon tetrachloride	0.2		0.56		0.484		0.396		0.421		0.465	
Chloroform			0.977	U	0.977	U	0.977	U	2.21		0.977	U
cis-1,2-Dichloroethene	0.2		0.079	U	0.079	U	0.079	U	0.385		0.079	U
Ethanol			9.42	U	9.42	U	14.7		9.42	U	203	
Methyl Ethyl Ketone			1.47	U	1.47	U	1.47	U	3.42		1.47	U
Methylene Chloride		3	3.16		1.74	U	1.74	U	1.74	U	1.74	U
n-Heptane			0.82	U	0.82	U	0.955		0.82	U	0.82	U
n-Hexane			0.705	U	0.705	U	1.43		0.747		0.705	U
Toluene			1.43		1.4		3.69		2.8		1.98	
Trichloroethene	0.2		0.107	U	0.107	U	0.145		1.2		0.107	U

U - Not detected at the reported detection limit for the sample.

Exceeds New York Indoor Air Concentration A:

Exceeds New York Indoor Air Concentration B:

Exceeds New York Indoor Air Concentration C:

NY-IAC-A: New York DOH Matrix A Indoor Air Concentrations Criteria

NY-IAC-B: New York DOH Matrix B Indoor Air Concentrations Criteria

NY-IAC-C: New York DOH Matrix C Indoor Air Concentrations Criteria

Soil Vapor Detections (ug/m3)

Client ID	NYSDOH Sub-Slab Vapor Concentrations	EPA VISL Soil Gas Residential	SV-1		SV-2		SV-3		SV-4	
Sampling Date			7/19/2019		7/19/2019		7/19/2019		7/19/2019	
Unit			ug/m3		ug/m3		ug/m3		ug/m3	
			Result	Q	Result	Q	Result	Q	Result	Q
AIR BY TO-15										
1,3-Butadiene		3.12	140		12		7		4	U
Benzene		12	12		6	U	6	U	6	U
Carbon tetrachloride	6	15.6	13	U	13	U	13	U	13	U
Chloroform		4.07	10	U	10	U	21		10	U
cis-1,2-Dichloroethene	6		8	U	8	U	8	U	8	U
Ethanol			160		94		94	U	130	
Methyl Ethyl Ketone		174000	21		15	U	15	U	15	U
Methylene Chloride	100	3380	17	U	17	U	17	U	17	U
n-Heptane		13900	17		11		8	U	8	U
n-Hexane		24300	69		19		7	U	7	U
Toluene		174000	17		12		9		8	U
Trichloroethene	6		11	U	11	U	11	U	11	U

It is also important to note that all four consultants who worked on this Site noted asbestos containing materials in 500 and 506 Main Street buildings and given the age of the buildings at 12 Church Street and 510 Main Street, noted that asbestos containing materials is suspect.

PART B

SECTION V- ADDITIONAL REQUESTOR INFORMATION

See Section I, Requestor Information and responses in the Application form. As stated in Section I, the Requestor has no prior relationship with any current or past owners or operators of the Site other than the Requestor intends to purchase portions of the Site from the New York Covenant Church and French Speaking Baptist Church. *See also* Exhibit E, Previous Owners and Operators List. The Requestor did not cause any of the contamination of the Site, which predates the Requestor's involvement at the Site.

SECTION VI- CURRENT PROPERTY OWNER/OPERATOR INFORMATION

The French Speaking Baptist Church of New Rochelle has owned 12 Church Street (Section 1, Block 215, Lot 8) since October 28, 1993. BRP 506 Main LLC has owned 506 Main Street (Section 1, Block 215, Lot 11) since April 13, 2018. BRP 510 Main LLC has owned 510 Main Street (Section 1, Block 215, Lot 10) since December 28, 2018. Finally, New York Covenant Church has owned 500 Main Street (Section 1, Block 215, Lot 12) since January 16, 2004. *See* Exhibit C, Deeds. The owners of 12 Church Street and 500 Main Street have no relation to the requestor. The owners of 506 Main Street and 510 Main Street are related corporate entities to 500 Main, LLC, the requestor, but they are owned separately.

A past owner and operator list is attached as Exhibit E. This Exhibit includes both current and previous property owners and operators by name, last known address, telephone number, and the Requestor's relationship to each owner and operator. Exhibit E also includes the prior operators' use of the Site.

SECTION VII- REQUESTOR ELIGIBILITY INFORMATION

Please refer to responses to Questions 1-10 on the BCP Application Form.

11. Unregistered bulk storage tanks

The 2020 Phase II conducted by SESI found an anomaly consistent with a UST, which they will be further investigating.

According to the December 2003 Pure Solutions Corporation 500 Main Street Phase I Report prepared for the New Covenant Church, the Fire Department provided information about the presence of a 1000 gallon UST on this parcel even though the site reconnaissance did not observe any evidence of the tank still being present. Pure observed the presence of one existing 5,000 gallon above ground tank (AST) but noted there were no documented spills at this property. Records obtained from the fire department suggest this #2 fuel oil tank was installed in 1954 and that the 1000 gallon UST is from 1933 and was used for #3 fuel oil. The updated Phase I Report performed on this parcel by Langan in November 2017 defined the 5,000 gallon tank as a "concrete-vaulted 5,000-gallon No. 2 fuel oil UST", which has been located within the loading dock area of the Subject Property since at least 1954 (see Figure 2 in that report) and has reportedly

been out-of-service since approximately 2012. Tank testing documentation for this tank was not available; therefore, the integrity of the UST is unknown and it was deemed a REC. Langan also indicated that the 1,000-gallon No. 3 fuel oil UST was previously identified at this property since 1933 and a 100- gallon gasoline UST used by the meat market and sausage shop in the late 1800's early 1900's were also RECs. Langan noted that while some soils have been removed from the Site in the past due to the construction of basements, the USTs are still suspected of being present. This suspicion was confirmed during Langan's December 2018 Phase II investigation, when this tank was found to be present.

According to the March 2018 Tim Miller Phase I Report, 506 Main Street has an active 275-gallon aboveground fuel oil tank located along the northern basement wall, which allegedly appeared in good condition during this Site investigation. In addition, this parcel has a 1,000-gallon underground fuel oil tank, which was allegedly removed in the rear yard of the building in July 2013 according to a tank closure report by Northeast Environmental Inc. in Appendix E in this report. Upon removal, it was observed that fuel oil had leaked from the tank and impacted the surrounding soils. Impacted soils were screened and excavated for disposal by Northeast Environmental. Confirmatory soil samples were collected at the sides and base of the excavation. Post excavation soil sampling results showed levels of petroleum related compounds in two locations "marginally exceeding" the NYSDEC CP-51 soil clean-up guidance values. Based upon the results, Northeast Environmental requested that no further remedial work be considered necessary. The NYSDEC agreed with the assessment and closed the spill incident on October 10, 2013. A NYSDEC Spill Incident report is also provided in Appendix E.

REQUESTOR CERTIFICATION

The Requestor certifies it is a Volunteer. First, it does not directly own any of the parcels that make up the BCP Site. Second, while two BRP affiliated companies own 506 and 510 Main Street, these acquisitions were recent, and each entity performed due diligence which did not reveal any tanks or active spills on these parcels acquired. The Requestor has no or ever had any relationship with any of the past owners or operators of the Site, nor did it have involvement with the Site at the time of disposal. BRP's two affiliated companies BRP 506 Main LLC nor BRP 510 Main LLC have no or ever had any relationship with any of the past owners or operators of the Site other than through parcel acquisition, nor did they have any involvement with the Site at the time of disposal.

SECTION VIII- PROPERTY ELIGIBILITY INFORMATION

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

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

The Site meets the definition of an eligible "brownfield site" in Environmental Conservation Law § 27-1405(2) as "any real property where a contaminant is present at levels exceeding the soil cleanup objectives or other health-based or environmental standards, criteria or guidance adopted

by the department that are applicable based on the reasonably anticipated use of the property, in accordance with applicable regulations.” Environmental investigation results show evidence of impact from the Site’s previous commercial and industrial uses, which can be linked to and caused Site contamination above the applicable cleanup standards. See Environmental Reports and the Spider Maps in Exhibit F, providing the data demonstrating exceedances of the cleanup standards for this Site. As a result, the Site meets the definition of a brownfield site pursuant to Environmental Conservation Law §27-1405(2).

SECTION IX - CONTACT LIST INFORMATION

See Exhibit K for the Site Contact List. See Exhibit L, for the Repository Letter(s).

SECTION X- LAND USE FACTORS

1. Current Zoning

The Site is within the DB (Downtown Business) District. See Exhibit I, Zoning Map.

2. Current Use

Most of the Site is still currently occupied. The planned redevelopment of the Site entails the relocation and redevelopment of an existing on-Site church called the New Covenant Church. The Church still occupies the main lot at 500 Main Street. The project also includes the off-site relocation of a second current on-Site church called the French Speaking Baptist Church, which is still present at 12 Church Street, but is departing from this parcel. As noted in the owners and operators list, the 506 Main Street parcel is vacant and the 510 Parcel is occupied by Liebman’s Children’s Clothing store and warehouse for children’s uniforms.

3. Intended Use Post Remediation

Post remediation use of the Site will be a multi-story residential apartment building. See Section II, Project Scope for a more detailed description.

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

Yes, the Downtown Business Zoning District already contains multi-story residential spaces. Additionally, the New Rochelle Comprehensive Plan cites a “renewed focus in creating a vibrant, mixed-use community centered around the City’s transportation assets and dense core.”¹ This project will add residential space to the business spaces downtown, increasing amount of mixed-use space required under the comprehensive plan.

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

Yes, the Downtown Business Zoning District permits residential uses and “Dwelling units

¹ New Rochelle Comprehensive Plan 2016, p. 11.
<https://www.newrochelleny.com/DocumentCenter/View/6016/Adopted-Comprehensive-Plan-1717?bidId=>

located on the second floor and above only, including living/loft or office arrangements as regulated by § 331-72C of New Rochelle's zoning code.”²

6. Consistent with the Master Plan?

Yes, this project is consistent with the 2016 New Rochelle Comprehensive Plan, which intends “to reduce energy consumption and the City’s carbon footprint, conserve water and reduce solid waste, improve the ecosystem and promote public health, encourage transit-oriented development...”³ This project will meet these objectives by providing housing that conserving space and resources, as opposed to traditional single family housing, and also encourages the use of mass transit through its location downtown, in close proximity to the Metro North Railroad Station and city bus stops. The walkability of the downtown neighborhood will also discourage fossil fuel use by residents.

This downtown project is also in line with the plan’s dedication to “downtown redevelopment as an opportunity to strengthen efforts to preserve the character of existing residential neighborhoods.”⁴

² Downtown Business District Ordinance
<https://ecode360.com/6730872?highlight=business,businesses,downtown%20business%20district&searchId=9856258610190517>

³ New Rochelle Comprehensive Plan 2016, p. 11.

⁴ Id.

EXHIBIT A

NYS Department of State

Division of Corporations

Entity Information

The information contained in this database is current through September 27, 2019.

Selected Entity Name: BRP 500 MAIN LLC

Selected Entity Status Information

Current Entity Name: BRP 500 MAIN LLC

DOS ID #: 5111025

Initial DOS Filing Date: MARCH 29, 2017

County: WESTCHESTER

Jurisdiction: NEW YORK

Entity Type: DOMESTIC LIMITED LIABILITY COMPANY

Current Entity Status: ACTIVE

Selected Entity Address Information

DOS Process (Address to which DOS will mail process if accepted on behalf of the entity)

STEVEN SMITH

C/O BRP DEVELOPMENT CORP.

767 THIRD AVENUE, 33RD FLOOR

NEW YORK, NEW YORK, 10017

Registered Agent

NONE

This office does not require or maintain information regarding the names and addresses of members or managers of nonprofessional limited liability companies. Professional limited liability companies must include the name(s) and address(es) of the original members, however this information is not recorded and only available by [viewing the certificate](#).

***Stock Information**

# of Shares	Type of Stock	\$ Value per Share
-------------	---------------	--------------------

No Information Available

*Stock information is applicable to domestic business corporations.

Name History

Filing Date	Name Type	Entity Name
MAR 29, 2017	Actual	BRP 500 MAIN LLC

A **Fictitious** name must be used when the **Actual** name of a foreign entity is unavailable for use in New York State. The entity must use the fictitious name when conducting its activities or business in New York State.

NOTE: New York State does not issue organizational identification numbers.

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[Homepage](#) | [Contact Us](#)

EXHIBIT B

WRITTEN CONSENT

The undersigned, being a Member of BRP 500 Main LLC does hereby certify as follows:

1. BRP 500 Main LLC is the prospective volunteer for the 500 Main Street Site located at 500 (Block 215, Lot 12), 506 (Block 215, Lot 11) and 510 (Block 215, Lot 10) Main Street and 12 Church Street (Block 215 Lot 8), New Rochelle, NY (the "Site").

2. The following person, Rashid A. Walker, a member of BRP 500 Main LLC, has been authorized to execute any documents required by the New York State Department of Environmental Conservation on behalf of Brownfield Site Volunteer BRP 500 Main LLC.

IN WITNESS WHEREOF, the undersigned has executed this Certificate on this 22 day of October 2019.


Rashid A. Walker

EXHIBIT C



J00393313



DED2

23



*** DO NOT REMOVE ***

WESTCHESTER COUNTY RECORDING AND ENDORSEMENT PAGE
(THIS PAGE FORMS PART OF THE INSTRUMENT)

THE FOLLOWING INSTRUMENT WAS ENDORSED FOR THE RECORD AS FOLLOWS:

TYPE OF INSTRUMENT DED-DEED FEE PAGE 4 TOTAL PAGES 4
(SEE CODES FOR DEFINITIONS)

STAT'Y CHARGE 5.25
REC'ING CHARGE 12.00
RECMGT FUND 4.75
EA 5217 25.00
TP-584 6.00
CROSS-REF. 0.00
MISC.

MORTGE. DATE _____
MORTGE. AMT _____
EXEMPT YES _____ NO _____

LIBER: 10716
PAGE : 209

REC'D TAX ON ABOVE MTGE:
BASIC \$ _____
ADDITIONAL \$ _____

THE PROPERTY IS SITUATED
IN WESTCHESTER COUNTY,
NEW YORK IN THE:
CITY OF NEW ROCHELLE

SUBTOTAL \$ _____
SPECIAL \$ _____
TOTAL PAID \$ _____

TOTAL PAID
53.00

\$ 200000.00
CONSIDERATION

SERIAL NO. _____
DWELLING 1-6 OVER

RECEIVED:
TAX AMOUNT \$ 800.00
TRANSFER TAX# 0004696

☐ DUAL TOWN
☐ DUAL COUNTY/STATE
☐ HELD
☐ NOT HELD

TITLE COMPANY NUMBER: _____

EXAMINED BY FJB4

TERMINAL CTRL# 93313J003

DATE RETURNED _____

0000378000 11/09/93CPA/DE 53.00
11:03

Jim

I HEREBY CERTIFY THAT THE ABOVE
INFORMATION FEES AND TAXES ARE
CORRECT
WITNESS MY HAND AND OFFICIAL SEAL

Andrew J. Spano

ANDREW J. SPANO
WESTCHESTER COUNTY CLERK

93-1740

yp

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

T-23

THIS INDENTURE, made the 28th day of October nineteen hundred and ninety-three

BETWEEN SELLON REALTY CORPORATION, a New York Corporation, with its principal place of business located at:
c/o John A. Sellon
Box 800, Purchase, NY 10577

party of the first part, and

FRENCH SPEAKING BAPTIST CHURCH OF NEW ROCHELLE, a New York Religious Corporation with offices at 12 Church Street, New Rochelle, NY

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

SEE SCHEDULE A ATTACHED

NEW YORK COUNTY OF WESTCHESTER
CLERK OF THE SUPREME COURT
NOV 11 1993
NOTARY PUBLIC STATE OF NEW YORK
JOHN W. HEILMAN

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

AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been 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:

SELLON REALTY CORPORATION.

By:

Ann Clemens
ANN CLEMENS, Secretary



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

STATE OF NEW YORK, COUNTY OF Westchester ss:

On the 28 day of October 1993, before me personally came Ann Clemens to me known, who, being by me duly sworn, did depose and say that she resides at No.3 New King St. White Plains, NY ; that s he is the Secretary of Sellon Realty Corp.

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

JULIA M. HEILMAN
Notary Public, State of New York
No. 03-4978689
Qualified in Bronx County
Commission Expires 3/11/_____

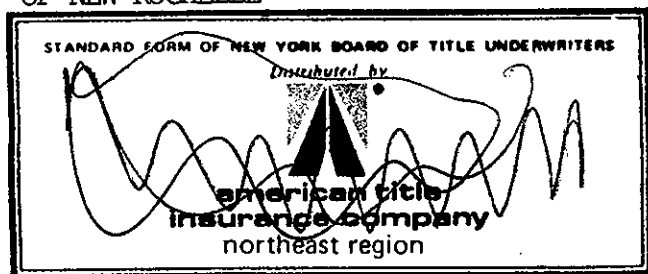
Bargain and Sale Deed
WITH COVENANT AGAINST GRANTOR'S ACTS

TITLE No.

SELLON REALTY CORPORATION

TO

THE FRENCH SPEAKING BAPTIST CHURCH
OF NEW ROCHELLE



a subsidiary of The Continental Corporation

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 his name as witness thereto.

SECTION 1
BLOCK 215
LOT 8

COUNTY OR TOWN ~~xxxxxx~~ Westchester

Recorded At Request of American Title Insurance Company

RETURN BY MAIL TO:

Jude Jean-Louis
Atty at Law
50 Union Ave - Suite 701
Irvington, ~~NY~~ N. Jersey
Zip No. 07034

Zip No. 07111

RESERVE THIS SPACE FOR USE OF RECORDING OFFICE

SCHEDULE A

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

BEGINNING at a point on the easterly side of Church Street and distant 118.94 feet southerly from the corner formed by the easterly side of Church Street and the southerly side of Main Street said point being also the southwest corner of land conveyed by Katie A. Turner to Staljoan Realty Corp. on August 23, 1937 by deed liber 3614, page 440,

running thence easterly along the southerly boundary line of land conveyed to Staljoan Realty Corp.;

south $89^{\circ} 29' 20''$ east 67.30 feet to a point on the westerly boundary line of land late of Hoffmeister;

thence southerly along said westerly boundary line;

south $00^{\circ} 38' 20''$ west 54 feet more or less to a point on the northerly boundary line of land late of New Rochelle Post #8 American Legion, Inc.;

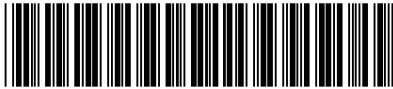
thence westerly along said northerly boundary line 67.30 feet to a point on the easterly side of Church Street;

thence northerly along the easterly side of Church Street 61.86 feet to the point or place of beginning.

/This premises does not constitute all or substantially all of the assets of the grantor.

Being the same premises as that transferred from Cuisenaire Company of America, Inc. to Sellon Realty Corporation by deed dated June 26, 1990 and recorded in liber 9851, cp 103 on 7/17/90 in the Division of Land Records, County of Westchester.

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



441250911DEDG

Control Number
441250911

WIID Number
2004125-000332

Instrument Type
DED



**WESTCHESTER COUNTY RECORDING AND ENDORSEMENT PAGE
(THIS PAGE FORMS PART OF THE INSTRUMENT)**

***** DO NOT REMOVE *****

THE FOLLOWING INSTRUMENT WAS ENDORSED FOR THE RECORD AS FOLLOWS:

TYPE OF INSTRUMENT DED - DEED

FEE PAGES 4

TOTAL PAGES 4

RECORDING FEES

STATUTORY CHARGE	\$6.00
RECORDING CHARGE	\$12.00
RECORD MGT. FUND	\$19.00
RP 5217	\$50.00
TP-584	\$5.00
CROSS REFERENCE	\$0.00
MISCELLANEOUS	\$0.00
TOTAL FEES PAID	\$92.00

TRANSFER TAXES

CONSIDERATION	\$3,000,000.00
TAX PAID	\$12,000.00
TRANSFER TAX #	12786

RECORDING DATE 06/01/2004
TIME 18:43:00

MORTGAGE TAXES

MORTGAGE DATE	
MORTGAGE AMOUNT	\$0.00
EXEMPT	
COUNTY TAX	\$0.00
YONKERS	\$0.00
BASIC	\$0.00
ADDITIONAL	\$0.00
SUBTOTAL	\$0.00
MTA	\$0.00
SPECIAL	\$0.00
TOTAL PAID	\$0.00

SERIAL NUMBER
DWELLING

**THE PROPERTY IS SITUATED IN
WESTCHESTER COUNTY, NEW YORK IN THE:**

CITY OF NEW ROCHELLE

WITNESS MY HAND AND OFFICIAL SEAL

**LEONARD N. SPANO
WESTCHESTER COUNTY CLERK**

**Record & Return to:
SUSAN HARDIAN CHASE ESQ
40 ALBERT PL**

NEW ROCHELLE, NY 10801

3P
T-NRO

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

THIS INDENTURE, made the 16 day of January, two thousand and four
BETWEEN STANLEY M. STERN, JANE STERN (Now known as Jane Rosenau) and Babette S. Katz (now known as Babette S. Gruenberg) having an address at c/o Stanley M. Stern LLC 600 Pone Vedra Boulevard, Ponte Vedra Beach, FL 32082

party of the first part, and NEW YORK COVENANT CHURCH INC., A New York Religious Corporation, having an address at 280 Mayflower Avenue, New Rochelle, New York 10801

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

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the City of New Rochelle, County of Westchester and State of New York, bounded and described in Schedule "A" annexed hereto and more commonly known as 500 Main Street, New Rochelle, New York

Being the same premises conveyed to the Grantors herein by deeds
From New Rochelle Post American Legion, Inc. dated 10-18-50 recorded 10-20-50 in Liber 4913 pg 380
From Pauline Klein dated 11-30-48 Recorded 12-2-48 in Liber 4697 pg 415
From Stanley M. Stern and Babette S. Katz dated 10-18-50 recorded 7-14-52 in Liber 5116 pg 295
From Stanley M. Stern and Babette S. Katz dated 11-30-48 recorded 7-14-52 in Liber 5116 pg 292

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:

Stanley M. Stern
Stanley M. Stern,

Jane Rosenau by Stanley M. Stern her attorney in fact
Jane Rosenau formally known as Jane Stern by Stanley M. Stern, her Attorney in Fact by POA
Babette S. Gruenberg by Stanley M. Stern her attorney in fact
Babette S. Gruenberg formally known as Babette S. Katz by Stanley M. Stern, her Attorney in Fact by POA
recorded simultaneously herewith

RTR
Susan Handman Chao Esq.
40 Albert Place
New Rochelle, NY 10801

69053
Westchester
New Rochelle

THE JUDICIAL TITLE INSURANCE AGENCY LLC
550 MAMARONECK AVENUE
HARRISON, NY 10528
914-381-6700

THE JUDICIAL TITLE INSURANCE AGENCY LLC

Title No. 69053FI-W

SCHEDULE A

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

BEGINNING at a point on the southerly side of Main Street, where the situate is intersected by the division line between the premises described herein and lands now or formerly of Staljoan Realty Corp. said point also being distant 67.85 feet easterly, from the intersection of the southerly side of Main Street with the easterly side of Church Street;

THENCE along the southerly side of Main Street on a course North 55 degrees 51 minutes 00 seconds East, 89.42 feet to the division line between the premises described herein, and lands now or formerly of 490 Main Street Corp., formerly of J.J. Crennan;

THENCE along said division line on a course South 30 degrees 46 minutes 40 seconds East 208.645 feet to the southeasterly corner of the within described premises;

THENCE on a course South 52 degrees 48 minutes 58 seconds West 164.79 feet to the easterly side of Church Street;

THENCE along the easterly side of Church Street North 29 degrees 00 minutes West, 37.085 feet (as measured and 37.055 per record description) to the division line between the premises described herein and lands now or formerly of the City of New Rochelle;

THENCE along said division line, on a course North 54 degrees 17 minutes 30 seconds East 67.30 feet to a point;

THENCE still along the division line between the premises described herein and lands now or formerly of the City of New Rochelle, and continuing along the division line between the premises described herein and lands now or formerly of Staljoan Realty Corp., North 28 degrees 45 minutes 50 seconds West 179.03 feet, to the southerly side of Main Street, the point or and place of BEGINNING.

**FOR
CONVEYANCING
ONLY**

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

TOGETHER with all the right, title and interest of the party of the first part, of, in and to the land lying in the street in front of and adjoining said premises.

General Acknowledgment Form (Outside NYS)

State of Florida)
)ss.:
County of St Johns)

On the 16th day of January in the year 2004 before me, the undersigned, personally appeared Stanley M. Stern personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument, and that such individual made such appearance before the undersigned in the City of Jacksonville, County of St Johns, (insert the City other political subdivision and the State or County or other place the acknowledgment was taken)

Rebecca Louise Gray
Notary



REBECCA LOUISE GRAY
MY COMMISSION # DD 174097
EXPIRES: December 26, 2006
Bonded Thru Budget Notary Services

The Office of the Westchester County Clerk: This page is part of the instrument; the County Clerk will rely on the information provided on this page for purposes of indexing this instrument. To the best of submitter's knowledge, the information contained on this Recording and Endorsement Cover Page is consistent with the information contained in the attached document.



580403116DED007S

Westchester County Recording & Endorsement Page

Submitter Information

Name: Benchmark Title Agency, LLC Phone: 914-250-2400
Address 1: 222 Bloomingdale Road, Suite 102 Fax:
Address 2: Email: dmerola@benchmarkta.com
City/State/Zip: White Plains NY 10605 Reference for Submitter: BTA75779

Document Details

Control Number: **580403116** Document Type: **Deed (DED)**
Package ID: 2018020900067001001 Document Page Count: **5** Total Page Count: **6**

Parties

☐ Additional Parties on Continuation page

1st PARTY

1: 506 MAIN NR LLC - Other
2:

2nd PARTY

1: BRP 506 MAIN LLC - Other
2:

Property

☐ Additional Properties on Continuation page

Street Address: 506 MAIN STREET Tax Designation: 1-215-11
City/Town: NEW ROCHELLE Village:

Cross- References

☐ Additional Cross-Refs on Continuation page

1: 2: 3: 4:

Supporting Documents

1: RP-5217 2: TP-584

Recording Fees

Statutory Recording Fee: \$40.00
Page Fee: \$30.00
Cross-Reference Fee: \$0.00
Mortgage Affidavit Filing Fee: \$0.00
RP-5217 Filing Fee: \$250.00
TP-584 Filing Fee: \$5.00
Total Recording Fees Paid: **\$325.00**

Transfer Taxes

Consideration: \$1,200,000.00
Transfer Tax: \$4,800.00
Mansion Tax: \$0.00
Transfer Tax Number: 11778

Mortgage Taxes

Document Date:
Mortgage Amount:

Basic: \$0.00
Westchester: \$0.00
Additional: \$0.00
MTA: \$0.00
Special: \$0.00
Yonkers: \$0.00
Total Mortgage Tax: **\$0.00**

Dwelling Type: Exempt: ☐
Serial #:

RECORDED IN THE OFFICE OF THE WESTCHESTER COUNTY CLERK



Recorded: 04/17/2018 at 10:22 AM
Control Number: **580403116**
Witness my hand and official seal

Timothy C. Idoni

Timothy C. Idoni
Westchester County Clerk

Record and Return To

☐ Pick-up at County Clerk's office

Benchmark Title Agency, LLC
222 Bloomingdale Road, Suite 102

White Plains, NY 10605
Attn: Debbie Merola

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

BTA 75779
Sec 1
B1 215
Lot 11
c/o New Rochelle

THIS INDENTURE, made as of the 13th day of April, 2018, between 506 Main NR, LLC, a New York limited liability company, with an address at 480 Bedford Road, 300 Building, 1st Floor, West Wing, Chappaqua, New York 10514 (the "party of the first part") and BRP 506 Main LLC, a New York limited liability company with an address at 767 Third Avenue, Suite 3300, New York, New York 10017 (the "party of the second part").

WITNESSETH:

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

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

BEING intended to be the same premises conveyed to the party of the first part by Executor's Deed dated June 8, 2017 and recorded in the Office of the Westchester County Clerk on June 9, 2017 in Control No. 571513197.

THE premises being conveyed herein are commonly known as 506 Main Street, New Rochelle, New York.

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

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

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

[SIGNATURE APPEARS ON THE FOLLOWING PAGE]

[SIGNATURE PAGE TO BARGAIN AND SALE DEED WITHOUT COVENANT
AGAINST GRANTOR'S ACTS]

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

506 MAIN NR, LLC

By: WBNR III, LLC, a Manager

By: 

Name: William G. Balter

Title: Managing Member

ACKNOWLEDGEMENT

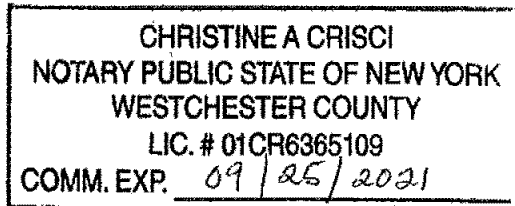
STATE OF NEW YORK)
) ss.:
COUNTY OF WESTCHESTER)

On the 9th day of April in the year 2018 before me, the undersigned, personally appeared William G. Balter, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

Christine A. Crisci

Notary Public

County: Westchester
Section: 1
Block: 215
Lot: 11



RECORD AND RETURN TO:

Benchmark Title Agency LLC
222 Bloomingdale Road
White Plains, NY 10605

**SCHEDULE A
DESCRIPTION OF PREMISES**

Title No. BTA75779
Policy No. 5011436-0154965e

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

BEGINNING at a point on the southerly side of Main Street, where the situate is intersected by the division line between the premises described herein and lands now or formerly of 510 Uniforms Inc., said point also being distant 24.08 feet easterly from the intersection of the southerly side of Main Street with the easterly side of Church Street; and

RUNNING THENCE along said southerly side of Main Street a course of North 48 degrees 49 minutes 50 seconds East 43.77 feet to a point on the division line between the premises described herein, and lands now or formerly of Raymond Lerner;

THENCE along said division line a course of South 35 degrees 55 minutes 30 seconds East, 125.00 feet to a point on the division line between the premises described herein, and lands now or formerly of French Speaking Baptist Church;

THENCE along said division line a course of South 53 degrees 57 minutes 13 seconds West, 37.71 feet to a point on the division line between the premises described herein, and lands now or formerly of 510 Uniforms Inc.;

THENCE along said division line a course of North 36 degrees 00 minutes 50 seconds West, 61.35 feet to an angle point;

THENCE continuing along said division line a course of North 41 degrees 27 minutes 30 seconds West, 60.01 feet to the southerly side of Main Street, the point or place of BEGINNING.

TOGETHER with an Easement or Right of Way extending westwardly over the following described premises:

BEGINNING at a point on the easterly side of Church Street distant 118.94 feet southerly from the intersection of the southerly side of Main Street and the easterly side of Church Street; and

RUNNING THENCE along said easterly side of Church Street a course of North 36 degrees 03 minutes 19 seconds West, 11.67 feet to a point;

THENCE a course of North 53 degrees 57 minutes 13 seconds East, 29.60 feet to a point on the division line between the premises described herein, and land now or formerly of 510 Uniforms Inc.;

THENCE along said division line a course of South 36 degrees 00 minutes 50 seconds East, 11.67 feet to a point on the division between the premises described herein, and lands now or formerly of 510 Uniforms Inc. and French Speaking Baptist Church;

First American Title Insurance Company ++

THENCE along said division line a course of South 53 degrees 57 minutes 13 seconds West, 29.59 feet to a point on the easterly side of Church Street the point or place of **BEGINNING**.

The Office of the Westchester County Clerk: This page is part of the instrument; the County Clerk will rely on the information provided on this page for purposes of indexing this instrument. To the best of submitter's knowledge, the information contained on this Recording and Endorsement Cover Page is consistent with the information contained in the attached document.



583403152DED001V

Westchester County Recording & Endorsement Page

Submitter Information

Name: CHICAGO TITLE INSURANCE COMPANY (PICK UP) Phone: 212 880 1249
Address 1: 711 THIRD AVENUE Fax: 2128801405
Address 2: 5TH FLOOR Email: Ctinyrecording@ctt.com
City/State/Zip: NEW YORK NY 10017 Reference for Submitter: CT18-00583-W

Document Details

Control Number: **583403152** Document Type: **Deed (DED)**
Package ID: 2018120600085001003 Document Page Count: **4** Total Page Count: **5**

Parties

☐ Additional Parties on Continuation page

1st PARTY

2nd PARTY

1: 510 UNIFORMS INC - Other 1: BRP 510 MAIN LLC - Other
2: 2:

Property

☐ Additional Properties on Continuation page

Street Address: 510 MAIN STREET Tax Designation: 1-215-10
City/Town: NEW ROCHELLE Village:

Cross- References

☐ Additional Cross-Refs on Continuation page

1: 2: 3: 4:

Supporting Documents

1: RP-5217 2: TP-584

Recording Fees

Statutory Recording Fee: \$40.00
Page Fee: \$25.00
Cross-Reference Fee: \$0.00
Mortgage Affidavit Filing Fee: \$0.00
RP-5217 Filing Fee: \$250.00
TP-584 Filing Fee: \$5.00
Total Recording Fees Paid: **\$320.00**

Transfer Taxes

Consideration: \$2,000,000.00
Transfer Tax: \$8,000.00
Mansion Tax: \$0.00
Transfer Tax Number: 7513

Mortgage Taxes

Document Date:
Mortgage Amount:

Basic: \$0.00
Westchester: \$0.00
Additional: \$0.00
MTA: \$0.00
Special: \$0.00
Yonkers: \$0.00
Total Mortgage Tax: **\$0.00**

Dwelling Type: Exempt: ☐
Serial #:

RECORDED IN THE OFFICE OF THE WESTCHESTER COUNTY CLERK



Recorded: 01/10/2019 at 10:23 AM
Control Number: **583403152**
Witness my hand and official seal

Timothy C. Idoni

Timothy C. Idoni
Westchester County Clerk

Record and Return To

☐ Pick-up at County Clerk's office

KASOWITZ BENSON TORRES LLP
1441 BRICKELL AVENUE
SUITE 1420
MIAMI, FL 33131
Attn: MANUEL A. FERNANDEZ, ESQ.

sect: 1 Block: 215 lot: 10

CT18-00583-W

This Instrument Was Prepared By,
Record and Return To:

Kasowitz Benson Torres LLP
1633 Broadway
New York NY 10019
Isaac Stern ESQ

SPECIAL WARRANTY DEED

SPECIAL WARRANTY DEED, made as of the 20 day of December, 2018, 510 Uniforms Inc., a New York corporation, c/o James Stillman, 23 Douglas Place, Eastchester, New York 10709, hereinafter referred to as "Grantor", in favor of BRP 510 Main LLC, a New York limited liability company, whose post office address is 767 Third Avenue, 33rd Floor, New York, New York 10017, hereinafter referred to as "Grantee".

WITNESSETH:

That Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration to it in hand paid by Grantee, the receipt and sufficiency whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto Grantee the real property (the "Real Property") lying and being in the City of New Rochelle, County of Westchester, and State of New York, described on Exhibit "A" attached hereto.

And together with all the rights, tenements, improvements, hereditaments, easements and appurtenances thereto belonging or in anywise appertaining.

Subject to the matters described on Exhibit "B" attached hereto (the "Permitted Exceptions").

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor hereby covenants with Grantee that Grantor is lawfully seized of said Real Property in fee simple; that Grantor has good right and lawful authority to sell and convey said Real Property; and that, subject to the Permitted Exceptions, Grantor hereby warrants the title to

said Real Property and will defend the same against the lawful claims of all persons claiming by, through or under Grantor.

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

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed as of the day and year first above written.

Signed, sealed and delivered in the presence
of two subscribing witnesses:

Print name: _____

Print name: _____

Grantor:
510 Uniforms Inc., a
New York corporation

By: James Stillman
James Stillman, President
Address of Grantor:
23 Douglas Place
Eastchester, New York 10709

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

On the 14th day of December in the year 2018 before me, the undersigned, personally appeared James Stillman, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

James A. Berglas
Signature and Office of individual
taking acknowledgment

LAWRENCE A. BERGLAS
Notary Public, State of New York
Reg. No. 01BE4969155
Qualified in Westchester County
Commission Expires July 9, 2022



Chicago Title Insurance Company

Title Number: CT18-00583-W

SCHEDULE A DESCRIPTION

ALL that certain plot, piece or parcel of land, situate, lying and being in the City of New Rochelle, County of Westchester and State of New York, on the southeasterly corner of Main Street and Church Street and bounded and described as follows:

BEGINNING at the southeasterly corner of said plot, being the corner formed by the intersection of the southerly side of Main Street with the easterly side line of Church Street; and

RUNNING THENCE in an easterly direction along said southerly side of Main Street on a course,

North 85 degrees 23' 40" East a distance of 24.08 feet to the northeasterly corner of the premises hereby described;

THENCE turning said corner and running in a general southerly direction,

South 4 degrees 53' 40" East a distance of 60.00 feet to an angle point;

THENCE

South 00 degrees 33' 40" West a distance of 61.35 feet to land now or formerly of the City of New Rochelle and the southeasterly corner of the premises hereby described;

THENCE turning said corner and running in a westerly direction along said land now or formerly of the City of New Rochelle and through a monument on a course,

North 89 degrees 29' 20" West a distance of 29.59 feet to the westerly side of Church Street at a point distant one inch West of a monument set in the ground;

RUNNING THENCE in a northerly direction along the said easterly side of Church Street on a course,

North 00 degrees 30' 40" East a distance of 118.94 feet to the southerly side of Main Street at the point or place of BEGINNING.

Exhibit B
(PERMITTED EXCEPTIONS)

Reservation of Right of Way contained in Deed recorded in Liber 3614 cp 428.

EXHIBIT D

BRP 500 Main LLC
c/o BRP Development Corp.
767 Third Avenue, 33rd Floor
New York, New York 10017

Re: Site Access to Perform Brownfield Cleanup Program Work
500 Main Street Laundry Site
500 Main Street, 506 Main Street, 510 Main Street and 12 Church Street
New Rochelle, New York 10801

Dear Mr. Smith:

BRP 500 Main LLC is submitting a Brownfield Cleanup Program ("BCP") Application to the New York State Department of Environmental Conservation to voluntarily investigate and remediate the following properties: 500 Main Street (Section 1, Block 215, Lot 12); 506 Main Street (Section 1, Block 215, Lot 11); 510 Main Street (Section 1, Block 215, Lot 10); and 12 Church Street (Section 1, Block 215, Lot 8); (the "BCP Site"). As you know, BRP 506 Main LLC owns 506 Main Street (Section 1, Block 215, Lot 11), which makes up a portion of the BCP Site. We need your written permission below to access BRP 506 Main LLC's property for the purpose of performing environmental investigation and remediation work for acceptance into the BCP.

We are also planning what is called a Track 1 cleanup because we are digging down deep to install the foundation for our planned building. If all contamination soil is successfully removed, an environmental easement will not be necessary. However, to the extent an environmental easement is required for the BCP Site after the remediation is complete because a Track 1 remediation was unable to be achieved, you are also herein giving us permission to place an environmental easement on the BCP Site to give the NYSDEC access to ensure the BCP Site is properly maintained pursuant to all program requirements, and if this LLC still owns this portion of the BCP Site at the time the easement needs to be recorded that the LLC will execute the easement. Thank you for your cooperation.

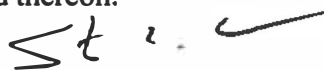
Sincerely,



BRP 500 Main LLC

By. Rashid Walker
Managing Director

As a member of the site owner, I am authorized to grant this temporary license and agree to allow BRP 500 Main LLC and its agents to enter BRP 506 Main LLC's property to perform the BCP Investigation and/or remediation work required thereon.



BRP 506 Main LLC

By. Steven Smith, Member

BRP 500 Main LLC
c/o BRP Development Corp.
767 Third Avenue, 33rd Floor
New York, New York 10017

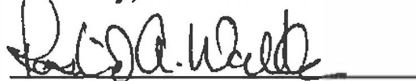
Re: Site Access to Perform Brownfield Cleanup Program Work
500 Main Street Laundry Site
500 Main Street, 506 Main Street, 510 Main Street and 12 Church Street
New Rochelle, New York 10801

Dear Mr. Smith:

BRP 500 Main LLC is submitting a Brownfield Cleanup Program ("BCP") Application to the New York State Department of Environmental Conservation to voluntarily investigate and remediate the following properties: 500 Main Street (Section 1, Block 215, Lot 12); 506 Main Street (Section 1, Block 215, Lot 11); 510 Main Street (Section 1, Block 215, Lot 10); and 12 Church Street (Section 1, Block 215, Lot 8); (the "BCP Site"). As you know, BRP 510 Main LLC owns 510 Main Street (Section 1, Block 215, Lot 10), which makes up a portion of the BCP Site. We need your written permission below to access BRP 510 Main LLC's property for the purpose of performing environmental investigation and remediation work for acceptance into the BCP.

We are also planning what is called a Track 1 cleanup because we are digging down deep to install the foundation for our planned building. If all contamination soil is successfully removed, an environmental easement will not be necessary. However, to the extent an environmental easement is required for the BCP Site after the remediation is complete because a Track 1 remediation was unable to be achieved, you are also herein giving us permission to place an environmental easement on the BCP Site to give the NYSDEC access to ensure the BCP Site is properly maintained pursuant to all program requirements, and if this LLC still owns this portion of the BCP Site at the time the easement needs to be recorded that the LLC will execute the easement. Thank you for your cooperation. Thank you for your cooperation.

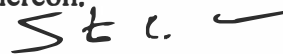
Sincerely,



BRP 500 Main LLC

By: Rashid Walker
Managing Director

As a member of the site owner, I am authorized to grant this temporary license and agree to allow BRP 500 Main LLC and its agents to enter BRP 510 Main LLC's property to perform the BCP Investigation and/or remediation work required thereon.



BRP 510 Main LLC

By: Steven Smith, Member

**BRP 500 Main LLC
c/o BRP Development Corp.
767 Third Avenue, 33rd Floor
New York, New York 10017**

Rev. Dr. David Holder
New York Covenant Church
500 Main Street
New Rochelle, New York 10801

**Re: Site Access to Perform Brownfield Cleanup Program Work
500 Main Street Laundry Site
500 Main Street, 506 Main Street, 510 Main Street and 12 Church Street
New Rochelle, New York 10801**

Dear Rev. Dr. David Holder:

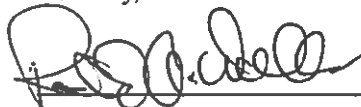
BRP 500 Main LLC is submitting a Brownfield Cleanup Program ("BCP") Application to the New York State Department of Environmental Conservation to voluntarily investigate and remediate the following properties: 500 Main Street (Section 1, Block 215, Lot 12); 506 Main Street (Section 1, Block 215, Lot 11); 510 Main Street (Section 1, Block 215, Lot 10); and 12 Church Street (Section 1, Block 215, Lot 8); (the "BCP Site"). As you know, The New York Covenant Church owns 500 Main Street (Section 1, Block 215, Lot 12), which makes up a portion of the BCP Site. We need your written permission below to access your property for the purpose of performing environmental investigation and remediation work for acceptance into the BCP.

If you agree to sign below, you are granting us what is known as a "temporary license" to allow an appropriate contractor we hire to enter the property to perform investigation and remediation work. We promise to provide you with copies of any information we generate about the property, and if we do accidentally damage your property in any way, we agree to repair the damages to restore the property to the way it was before we entered. Our contractor will also maintain insurance that would cover any accidents on the job. We promise to minimize any and all inconvenience to you in connection with this work, and will give you one week notice before the work begins. If you have any questions, please do not hesitate to call me Rashid Walker at (212) 488-4169. Otherwise, please sign below so that this work can proceed.

We are planning what is called a Track 1 cleanup because we are digging down deep to fully remediate the BCP Site and install the foundation for our planned building. If all contaminated soil is successfully removed, an environmental easement will not be necessary. However, to the extent an environmental easement is required for the BCP Site after the remediation is complete because a Track 1 remediation was unable to be achieved, and in the unusual circumstance that the Church still owns the property at that time, you are also herein agreeing to execute the easement and giving us permission to record the easement on the BCP Site to give the NYSDEC access to ensure the BCP Site is properly maintained pursuant to all program requirements. However, we will be responsible for any of the easement requirements on the portion of your property that will be covered by the easement.

Thank you for your cooperation.

Sincerely,

A handwritten signature in black ink, appearing to read "Rashid Walker", written over a horizontal line.

BRP 500 Main LLC

By. Rashid Walker
Managing Director

As a member of the site owner, I am authorized to grant this temporary license and agree to allow BRP 500 Main LLC and its agents to enter my property to perform the BCP Investigation and/or remediation work required.

A handwritten signature in black ink, appearing to read "Rev. Dr. David Holder", written over a horizontal line.

New York Covenant Church

By. Rev. Dr. David Holder,
Authorized Signatory

BRP 500 Main LLC
c/o BRP Development Corp.
767 Third Avenue, 33rd Floor
New York, New York 10017

Jean Luzincourt, Pastor
French Speaking Baptist Church of New Rochelle
12 Church Street
New Rochelle, New York 10801

Re: Site Access to Perform Brownfield Cleanup Program Work
500 Main Street Laundry Site
500 Main Street, 506 Main Street, 510 Main Street and 12 Church Street
New Rochelle, New York 10801

Dear Pastor Luzincourt:

BRP 500 Main LLC is submitting a Brownfield Cleanup Program ("BCP") Application to the New York State Department of Environmental Conservation to voluntarily investigate and remediate the following properties: 500 Main Street (Section 1, Block 215, Lot 12); 506 Main Street (Section 1, Block 215, Lot 11); 510 Main Street (Section 1, Block 215, Lot 10); and 12 Church Street (Section 1, Block 215, Lot 8); (the "BCP Site"). As you know, The French Speaking Baptist Church of New Rochelle owns 12 Church Street (Section 1, Block 215, Lot 8), which makes up a portion of the BCP Site. We need your written permission below to access your property for the purpose of performing environmental investigation and remediation work for acceptance into the BCP.

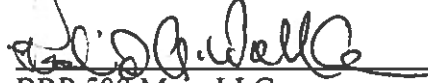
If you agree to sign below, you are granting us what is known as a "temporary license" to allow an appropriate contractor we hire to enter the property to perform investigation and remediation work. We promise to provide you with copies of any information we generate about the property, and if we do accidentally damage your property in any way, we agree to repair the damages to restore the property to the way it was before we entered. Our contractor will also maintain insurance that would cover any accidents on the job. We promise to minimize any and all inconvenience to you in connection with this work, and will give you one week notice before the work begins. If you have any questions, please do not hesitate to call me at (212) 488-4169. Otherwise, please sign below so that this work can proceed.

We are planning what is called a Track 1 cleanup because we are digging down deep to fully remediate the BCP Site and install the foundation for our planned building. If all contaminated soil is successfully removed, an environmental easement will not be necessary. However, to the extent an environmental easement is required for the BCP Site after the remediation is complete because a Track 1 remediation was unable to be achieved, and in the unusual circumstance that the Church still owns the property at that time, you are also herein agreeing to execute the easement and giving us permission to record the easement on the BCP Site to give the NYSDEC access to ensure the BCP Site is properly maintained pursuant to all program

requirements. However, we will be responsible for any of the easement requirements on the portion of your property that will be covered by the easement.

Thank you for your cooperation.

Sincerely,



BRP 500 Main LLC

By. Rashid Walker
Managing Director

As a member of the site owner, I am authorized to grant this temporary license and agree to allow BRP 500 Main LLC and its agents to enter my property to perform the BCP Investigation and/or remediation work required.



French Speaking Baptist Church of New
Rochelle

By. Pastor Jean Luzincourt,
Authorized Signatory

EXHIBIT E

PREVIOUS OWNERS & OPERATORS LIST
500 Main Street Laundry Site
500 Main Street (Lot 12), 506 Main Street (Lot 11), 510 Main Street (Lot 10) and 12 Church Street (Lot 8),
New Rochelle, New York 10801

Year	Contact Information	Status	Relation to Requestor
Lot 8 (12 Church Street)			
Owner			
N/A-1972	City of New Rochelle Address: 515 North Avenue New Rochelle, New York 10801 Phone: (914) 654-2152	Active	None
1972-1974	Cuisenaire Company of America, Inc (Became 12 Church Street Corp. in 1990) Address: 180 Maiden Lane New York, New York 10038-4982 Phone: Unknown	Inactive	None
1974-1982	John A. Sellon (CEO of Cuisenaire Company of America, Inc and Sellon Realty Corporation) Address: Unknown Phone: Unknown	Deceased (9/14/2002)	None
1982-1990	Cuisenaire Company of America, Inc (Became 12 Church Street Corp. in 1990) Address: 180 Maiden Lane New York, New York 10038-4982 Phone: Unknown	12 Church Street Corp. Inactive	None
1990-1993	Sellon Realty Corporation Address: 10 New King Street, Suite 104 East White Plains, New York 10604-1205 Phone: Unknown	Inactive (Merged Out-12/19/2003)	None
1993-Present	French Speaking Baptist Church of New Rochelle Address: 12 Church Street New Rochelle, New York 10801 Phone: (914) 632-2942	Active (Current Resident of Property)	Prospective Seller
Operator			
1901-1966	New Rochelle Fire Department (Huguenot Engine Co. and Relief Engine Co. private business until the Fire Department became publicly run) Address: Fire Headquarters 90 Beaufort Place New Rochelle, New York 10801 Phone: (914) 654-2212	Active	None
1972-1993	Cuisenaire Company of American, Inc (Was acquired by Educational Teaching Aids (ETA)/Hand2mind in 2000) Address: 500 Greenview Court Vernon Hills, IL 60061 Phone: (847) 816-5050	Active	None
1993-Present	French Speaking Baptist Church of New Rochelle Address: 12 Church Street New Rochelle, New York 10801 Phone: (914) 632-2942	Active (Current Owner/ Occupant of Property)	Prospective Seller

PREVIOUS OWNERS & OPERATORS LIST
500 Main Street Laundry Site
500 Main Street (Lot 12), 506 Main Street (Lot 11), 510 Main Street (Lot 10) and 12 Church Street (Lot 8),
New Rochelle, New York 10801

Year	Owner/Contact Information	Status	Relation to Requestor
Lot 10 (510 Main Street)			
Owner			
N/A-1968	Pilieb Realty Corp. Address: 173 Beechwood Avenue New Rochelle, New York 10801 Phone: Unknown	Inactive	None
1968-1978	Herman B. Liebman and Herman Pinals (Liebman & Pinals) (<i>Became Liebman's Children's Clothing</i>) Address: 510 Main Street New Rochelle, New York 10801 (<i>Current Resident</i>) Phone: (914) 632-2770	Inactive (Sold Business)	None
1978-1981	John S. Zolvik Address: 905 Palmer Avenue Mamaroneck, New York, 10543 (<i>Last known Address</i>) Hunter Meighan (Executor of Will); 727 Bleeker Avenue, Mamaroneck, New York 10543 Phone: Unknown	Deceased	None
1981-2002	James Stillman (<i>Previous Owner of 510 Uniforms, Inc.</i>) and Eugene A. Palazzo Address: 23 Douglas Place Eastchester, New York 10709 Phone: Unknown Address: 84 Pell Place Bronx, New York 10464	Active	None
2002-2018	510 Uniforms, Inc Address: 23 Douglas Place Eastchester, New York 10709 Phone: (914) 961-8461	Active	Seller
2018-Present	BRP 510 Main Street LLC Address: c/o BRP Development Corp. 767 Third Avenue, 33 rd Floor New York, New York 10017 Phone: (212) 488-4169	Active	Company Affiliated with Requestor
Operator			
1926- Present	Liebman's Children's Clothing (Current Owner: Jonathon Newman) Address: 510 Main Street New Rochelle, New York 10801 Phone: (914) 632-2770	Active	Tenant

PREVIOUS OWNERS & OPERATORS LIST
500 Main Street Laundry Site
500 Main Street (Lot 12), 506 Main Street (Lot 11), 510 Main Street (Lot 10) and 12 Church Street (Lot 8),
New Rochelle, New York 10801

Year	Owner/Contact Information	Status	Relation to Requestor
Lot 11 (506 Main Street)			
Owners and Operators			
N/A-1937	Katie A. Turner Address: Unknown Phone: Unknown	Deceased	None
1937- 1990	Staljoan Realty Corp. Address: 6 East 45 th Street, New York, New York 10017 Phone: Unknown	Inactive (Dissolution- 9/27/1996)	None
1990-2017	Raymond Lerner Address: 21 County Ridge Circle Rye Brook, New York 10573 (<i>Last Known Address</i>) Rob Andrew Lerner (Co-Executor of the Estate): c/o DelBello Donnellan Weingarten Wise & Wiederkehr, 1 North Lexington Avenue, White Plain, New York 10601 Michael Jay Lerner (Co-Executor of the Estate): c/o 67 Sutton Street, Appt. 4L, Brooklyn, New York 11222	Deceased	None
2017-2018	506 Main NR LLC Address: 480 Bedford Road, Building 300 1 st Floor, West Wing Chappaqua, New York 10514 Phone: Unknown	Active	Seller
2018-Present	BRP 506 Main LLC Address: c/o BRP Development Corp. 767 Third Avenue, 33 rd New York, New York 10017 Phone: (212) 488-4169	Active	Company Affiliated with Requestor
Operator			
1990-2018	Dollar Best Store Address: 506 Main Street New Rochelle, New York 10801 Phone: (914)355-2298	Active	None
2018-Present	Vacant –owned by BRP 506 Main LLC but there is no Tenant.		

PREVIOUS OWNERS & OPERATORS LIST
500 Main Street Laundry Site
500 Main Street (Lot 12), 506 Main Street (Lot 11), 510 Main Street (Lot 10) and 12 Church Street (Lot 8),
New Rochelle, New York 10801

Year	Owner/Contact Information	Status	Relation to Requestor
500 Main Street Lot 12			
Owners			
N/A-1948	Pauline Klein (Northeast Part of Lot 12) <u>Address:</u> 130 West 80 th Street Manhattan, New York <i>(Last known address)</i> <u>Phone:</u> Unknown	Deceased- 12/13/2009	None
1948-2004	Stanley M. Stern and Babette S. Katz (now known as Babette Gruenberg) (Deceased) c/o Stanley M. Stern LLC (Northeast Part of Lot 12) <u>Address:</u> 545 Madison Avenue New York, New York 10016 <u>Phone:</u> (212) 717-9775	Active	None
1948	Jane Stern (Became an Owner of the Northeast Part of Lot 12) <u>Address:</u> 1021 Pelhamdale Avenue Pelham Manor, New York <i>(Last Known Address)</i> <u>Phone:</u> Unknown	Deceased- 3/9/2011	None
1931-1950	American Legion, Inc (Southeast Part of Lot 12) <u>Address:</u> 112 North Avenue New Rochelle, New York 10801 <u>Phone:</u> (914) 636-7570	Active	None
1950-2004	Stanley M. Stern and Babette S. Katz (now known as Babette Gruenberg) (Deceased) c/o Stanley M. Stern LLC (Southeast Part of Lot 12) <u>Address:</u> 545 Madison Avenue New York, New York 10016 <u>Phone:</u> (212) 717-9775	Active	None
1950	Jane Stern (Became an Owner of the Southeast Part of lot 12) <u>Address:</u> 1021 Pelhamdale Avenue Pelham Manor, New York <i>(Last Known Address)</i> <u>Phone:</u> Unknown	Deceased- 3/9/2011	None
2004-Present	New York Covenant Church (Bought Whole Lot) <u>Address:</u> 500 Main Street New Rochelle, New York 10801 <u>Phone:</u> (914) 637-0333	Active	Prospective Seller
Operators			
Unknown	Hoffmeister's Corner Meat Market and Sausage Shop with gas engine, 100 gallon UST, brick furnbace and wood house <u>Address:</u> Unknown <u>Phone:</u> Unknown	Inactive	None
1890's-ealy 1900's –	Huguenot Lodge #46 <u>Address:</u> Masonic Hall 69 Main Street Tuckahoe, New York 10707 A Jewelry Shop may have also been present in 1903 <u>Phone:</u> Unknown	Inactive at location	None

PREVIOUS OWNERS & OPERATORS LIST
500 Main Street Laundry Site
500 Main Street (Lot 12), 506 Main Street (Lot 11), 510 Main Street (Lot 10) and 12 Church Street (Lot 8),
New Rochelle, New York 10801

1931-1950	American Legion's Hall – See address Above The 1931 Map also shows a “Garage” – Address and contact information unknown	Active	None
1952 -1976	T. Grant's Department Store (Grant Department Store Co. Inc.) <u>Address:</u> 3791 Broadway New York, NY 10032 <u>Phone:</u> Unknown	Inactive (New Rochelle closed 1/7/1997)	None
1979 -1981	“The Rink” Ice Skating and /or Roller Skating Rink – Name is Unknown and it is unclear if this use ever materialized.	Inactive	None
1992 - 2003	Recreation Equipment Inc. (REI) <u>Corporate Address:</u> 6750 South 228 th Street Kent, WA 98032 <u>Phone:</u> (253) 395-3780 <u>Closest Location:</u> 49 Fitzgerald Street Yonkers, New York 10710 <u>Phone:</u> (914) 410-9500	Inactive at this Site (New Rochelle Location Closed in 2000)	None
2004-Present	New York Covenant Church – see above	Active	Prospective Seller


EXHIBIT F

N:\ACAD\10637\PHASE II\10637 BASE.DWG 01/28/20 03:26:00PM, jenny, LAYOUT:FIG-4

NOTE:
THIS PLAN IS FOR LOCATING GROUNDWATER SAMPLING ONLY.
OTHER SITE WORK SHOWN HERE IS NOT INTENDED FOR
CONSTRUCTION. THERE ARE CURRENTLY NO GROUND WATER
STANDARDS PROMULGATED FOR PFAS COMPOUNDS BY NYSDEC.


NYS Education Law
Unauthorized alterations or additions to this plan are a violation of
section 7209 (2) of the New York State Education Law. Copies of this
map not having the seal of the engineer shall not be valid.
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without written permission of SESI CONSULTING ENGINEERS D.P.C.

LEGEND:

 MW-1


-

EXISTING WELL NUMBER & APPROX. LOCATION

 TW-1


-

TEMPORARY WELL INSTALLED




-

PROPERTY LINE



-

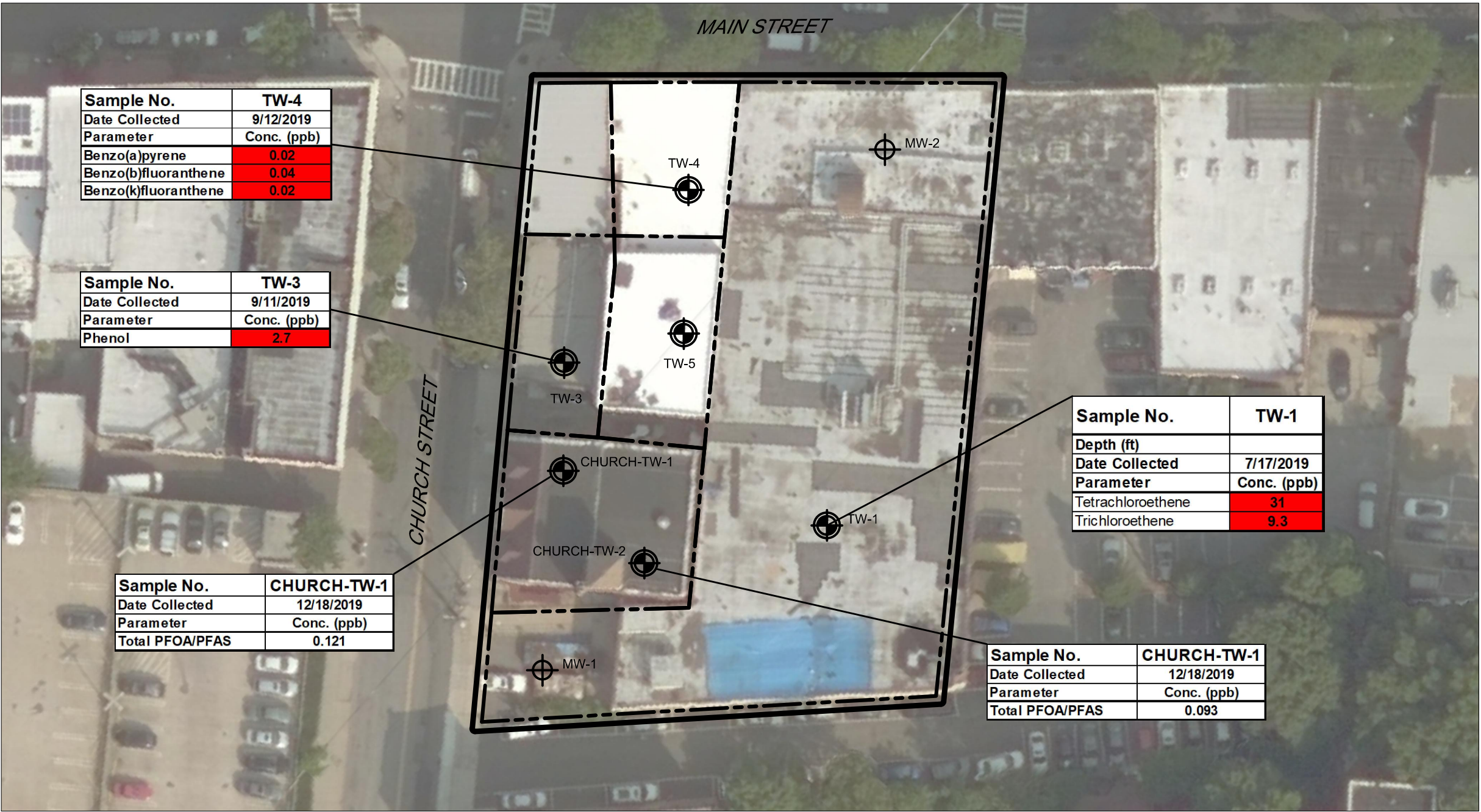
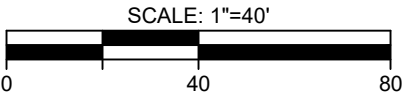
SITE BOUNDARY



-

CONCENTRATION EXCEEDS CRITERIA

Analyte	NYSDEC GW Criteria
Trichloroethene	5
Tetrachloroethene	5
Phenol	1
Benzo(a)pyrene	0
Benzo(b)fluoranthene	0.002
Benzo(k)fluoranthene	0.002



Sample No.	TW-4
Date Collected	9/12/2019
Parameter	Conc. (ppb)
Benzo(a)pyrene	0.02
Benzo(b)fluoranthene	0.04
Benzo(k)fluoranthene	0.02

Sample No.	TW-3
Date Collected	9/11/2019
Parameter	Conc. (ppb)
Phenol	2.7

Sample No.	CHURCH-TW-1
Date Collected	12/18/2019
Parameter	Conc. (ppb)
Total PFOA/PFAS	0.121

Sample No.	TW-1
Depth (ft)	
Date Collected	7/17/2019
Parameter	Conc. (ppb)
Tetrachloroethene	31
Trichloroethene	9.3

Sample No.	CHURCH-TW-1
Date Collected	12/18/2019
Parameter	Conc. (ppb)
Total PFOA/PFAS	0.093

PHASE II
500 MAIN STREET
NEW ROCHELLE, WESTCHESTER COUNTY, NY

job no: 10637
drawing no:

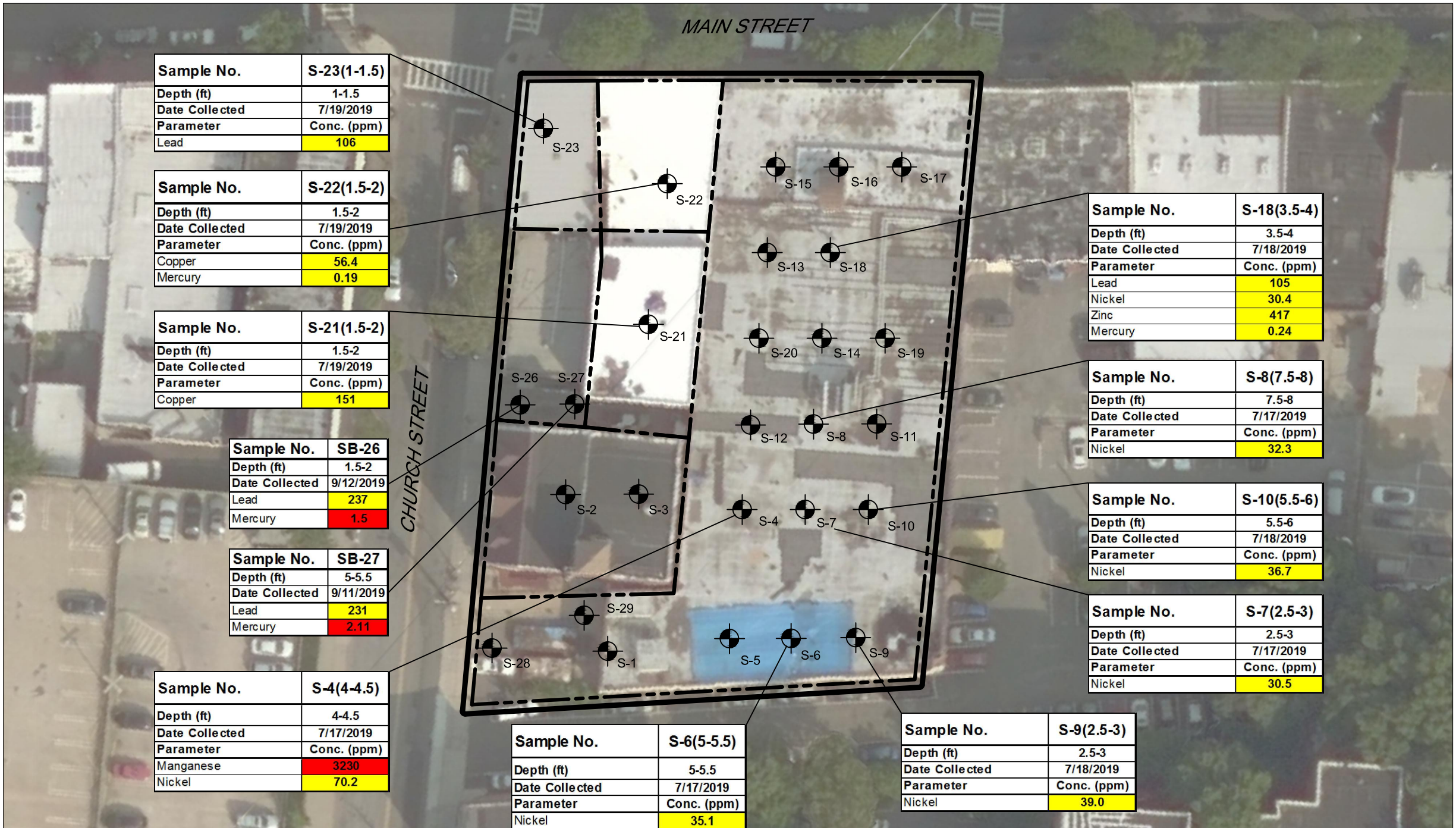
FIG-4

SOILS / FOUNDATIONS
SITE DESIGN
ENVIRONMENTAL

12A MAPLE AVE. PINE BROOK, N.J. 07058 PH: 973-808-9050

dwg by: JY
chk by: TTK
scale: AS NOTED
date: 1/28/20

N:\ACAD\10637\PHASE II\10637 BASE.DWG 09/25/19 09:03:40AM, jenny, LAYOUT:FIG-2



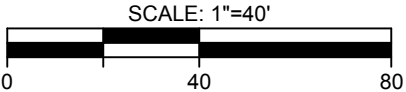
NOTE:
THIS PLAN IS FOR LOCATING BORING ONLY.
OTHER SITE WORK SHOWN HERE IS NOT INTENDED FOR CONSTRUCTION.

NYS Education Law
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- LEGEND:**
- B-1 - BORING NUMBER & APPROX. LOCATION
 - - - - - PROPERTY LINE
 - - - - - SITE BOUNDARY
 - 237 - EXCEEDS UNRESTRICTED SCO
 - 1.5 - EXCEEDS RESTRICTED RESIDENTIAL SCO

Analyte	UnRestricted	Restricted
Copper	50	270
Lead	63	400
Manganese	1600	2000
Nickel	30	310
Zinc	109	10000
Mercury	0.18	0.81



PHASE II
500 MAIN STREET
NEW ROCHELLE, WESTCHESTER COUNTY, NY

SOIL BORING LOCATION PLAN

job no: 10637
drawing no:

FIG-2

SESI
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SOILS / FOUNDATIONS
SITE DESIGN
ENVIRONMENTAL

12A MAPLE AVE. PINE BROOK, N.J. 07058 PH: 973-808-9050

dwg by: JY
chk by: TTK
scale: AS NOTED
date: 9/25/19

N:\ACAD\10637\PHASE II\10637 BASE.DWG 09/25/19 10:55:04AM, jenny, LAYOUT: FIG-3



Sample No.	IA-3	NY-IAC-A Criteria
Date Collected	9/11/2019	
Parameter	Conc. (ug/m ³)	Conc. (ug/m ³)
Trichloroethene	1.2	0.2
cis-1,2-Dichloroethene	0.385	0.2

NOTE:
THIS PLAN IS FOR LOCATING SOIL VAPOR SAMPLES ONLY.
OTHER SITE WORK SHOWN HERE IS NOT INTENDED FOR CONSTRUCTION.

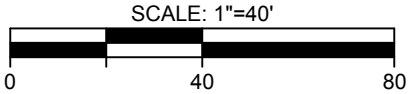
NYS Education Law
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LEGEND:

- SV-1 - SOIL VAPOR SAMPLE NUMBER & APPROX. LOCATION
- IA-1 - INDOOR AIR SAMPLE NUMBER & APPROX. LOCATION
- AA-1 - AMBIENT AIR SAMPLE NUMBER & APPROX. LOCATION
- PROPERTY LINE
- SITE BOUNDARY
- EXCEEDS APPLICABLE INDOOR AIR CRITERIA

NY-IAC-A: New York DOH Matrix A Indoor Air Concentrations Criteria per Guidance for Evaluating Soil Vapor Intrusion (May 2017)



dwg by: JY
chk by: TTK
scale: AS NOTED
date: 9/25/19

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ENGINEERS D.P.C.
SOILS / FOUNDATIONS
SITE DESIGN
ENVIRONMENTAL
12A MAPLE AVE. PINE BROOK, N.J. 07058 PH: 973-808-9050

PHASE II
500 MAIN STREET
NEW ROCHELLE, WESTCHESTER COUNTY, NY
SOIL VAPOR/ INDOOR AIR SAMPLE
LOCATION PLAN

job no: 10637
drawing no:

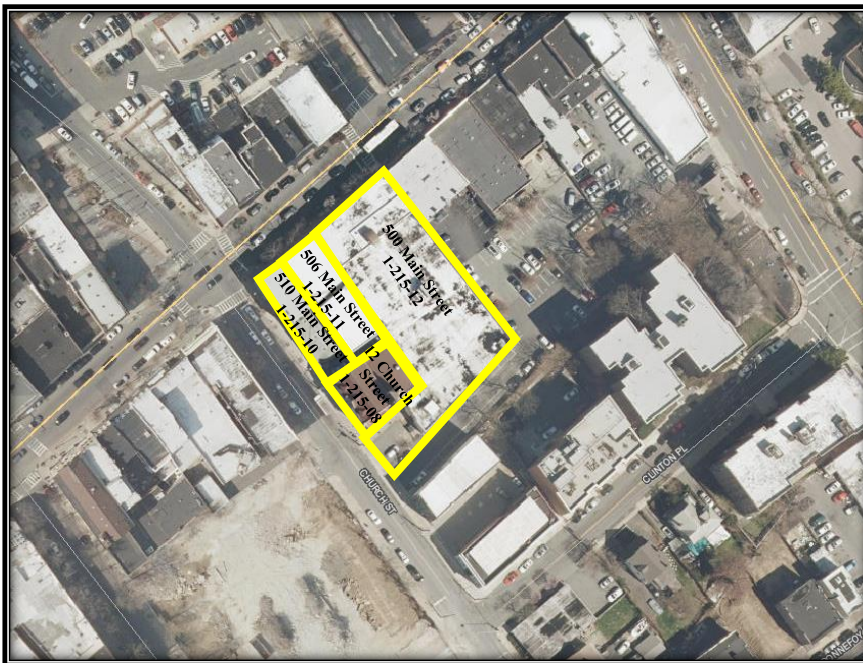
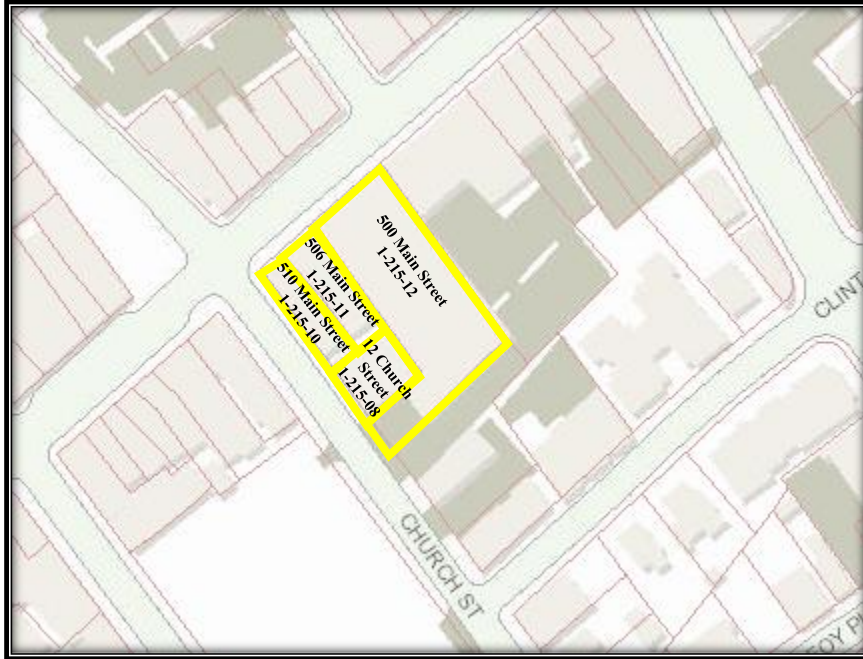
FIG-3

EXHIBIT G

Tax Parcel Maps

Addresses: 510 Main Street, 506 Main Street,
500 Main Street, and 12 Church Street

Print Key: 1-215-0010, 1-215-0011, 1-215-0012, and 1-215-0008 SBL: 0000010215000010, 0000010215000011,
00000215000012, and 00000215000008



Disclaimer:

This tax parcel map is provided as a public service to Westchester County residents for general information and planning purposes only and should not be relied upon as a sole informational source. The County of Westchester hereby disclaims any liability from the use of this GIS mapping system by any person or entity. Tax parcel boundaries represent approximate property line location and should NOT be interpreted as or used in lieu of a survey or property boundary description. Property descriptions must be obtained from surveys or deeds. For more information please contact the assessor's office of the municipality.



LEGEND (NOT SHOWN TO SCALE)

	HYDRANT		ELECTRIC BOX		NORTH, EAST, SOUTH, WEST
	STAND PIPE		HAND HOLE		FINISHED FLOOR
	ROOF DRAIN		TELEPHONE BOX		OVERHEAD WIRE
	PEDESTAL LIGHT		TRAFFIC SIGNAL POLE		CHAINLINK FENCE
	STREET LIGHT		DOOR		IRON FENCE
	SIGNAL POLE		DOUBLE DOOR		EASEMENT LINE
	POWER POLE		ROLL UP DOOR		PROPERTY LINE
	GUY WIRE		CHAIN LINK FENCE		RIGHT-OF-WAY LINE
	MANHOLE (TYPE AS LABELED)		WATER VALVE		CONTOUR LINE
	WATER VALVE		BOTTOM OF WALL		GAS MARK OUT LINE
	GAS VALVE		TOP OF WALL		WATER MARK OUT LINE
	UNKNOWN VALVE		BOTTOM OF CURB		ELECTRIC MARK OUT LINE
	CATCH BASIN		TOP OF CURB		COMMUNICATION MARK OUT LINE
	SPOT ELEVATION		DROP CURB		SANITARY MARK OUT LINE
	CLEAN OUT		MEASUREMENT PER SURVEY		DRAINAGE MARK OUT LINE
	TREE		MEASUREMENT PER DEED		UNKNOWN UTILITY MARK OUT LINE
	SIGN		BUILDING		REFERENCE UTILITY LINE (TYPE AS NOTED) - PLOTTED FROM EXISTING MAPPING
	BOLLARD		OVERHANG		

NOTES

- THIS SURVEY IS BASED UPON EXISTING PHYSICAL CONDITIONS FOUND AT THE SUBJECT SITE, AND THE FOLLOWING REFERENCES:
 - TAX MAP
 - TITLE No. C17-00679-W FROM CHICAGO TITLE INSURANCE COMPANY, EFFECTIVE DATE: JUNE 30, 2017
 - TITLE No. B17474848 FROM BENCHMARK TITLE AGENCY, LLC, EFFECTIVE DATE: OCTOBER 31, 2016
 - TITLE No. C17-00919-W FROM CHICAGO TITLE INSURANCE COMPANY, EFFECTIVE DATE: OCTOBER 1, 2017
 - TITLE No. C17-00583-W FROM CHICAGO TITLE INSURANCE COMPANY, EFFECTIVE DATE: JUNE 18, 2018
- THE SURVEYED PROPERTY IS SUBJECT BUT NOT LIMITED TO THE FOLLOWING FACTS AS REVEALED BY THE HEREIN REFERENCED INFORMATION. THE INFORMATION SHOWN HEREON DOES NOT CONSTITUTE A TITLE SEARCH OR A SURVEY. ALL INFORMATION THAT MAY AFFECT THE QUALITY OF TITLE TO BOTH THE SUBJECT AND ADJOINING PARCELS SHOULD BE OBTAINED BY AN ACCURATE AND CURRENT TITLE REPORT.
 - TITLE No. C17-00679-W FROM CHICAGO TITLE INSURANCE COMPANY, EFFECTIVE DATE: JUNE 30, 2017
 - SURVEY READING - PLOTTED
 - UCC-1 FINANCING STATEMENT - NOT A SURVEY ITEM
- TITLE No. B17474848 FROM BENCHMARK TITLE AGENCY, LLC, EFFECTIVE DATE: OCTOBER 31, 2016
 - NOT A SURVEY ITEM
 - SURVEY EXCEPTIONS - PLOTTED
 - NOT SURVEY ITEMS
 - DEED TO BE RECORDED - AS SHOWN
 - NOT A SURVEY ITEM
 - RESERVATION IN LIBER 3614 PAGE 428 - PLOTTED
- TITLE No. C17-00919-W FROM CHICAGO TITLE INSURANCE COMPANY, EFFECTIVE DATE: OCTOBER 1, 2017
 - SURVEY READING - PLOTTED
 - VARIATIONS BETWEEN TAX MAP AND RECORD DESCRIPTION - PLOTTED
 - TAX SEARCH - NOT A SURVEY ITEM
 - UCC PLUNGS IN ALBANY - NOT A SURVEY ITEM
- TITLE No. C17-00583-W FROM CHICAGO TITLE INSURANCE COMPANY, EFFECTIVE DATE: JUNE 18, 2018
 - SURVEY READING - PLOTTED
 - RESERVATION OF RIGHT OF WAY CONTAINED IN DEED RECORDED IN LIBER 3614 CP 428 - PLOTTED
- AGREEMENT TO PARTICIPATE IN THE NEW ROCHELLE BROWN'S MAIN STREET GRANT FACADE PROGRAM BY 510 UNIFORMS, INC. DATED 01/10/2013, RECORDED 01/11/2013 IN CONTROL No. 53010323 - NOT A SURVEY ITEM
- NEW YORK MAIN STREET PROGRAM PROPERTY MAINTENANCE DECLARATION FORM BY 510 UNIFORMS, INC. DATED 03/01/2013, RECORDED 03/19/2013 IN CONTROL No. 53077135 - NOT A SURVEY ITEM
- THE MERIDIAN OF THIS SURVEY IS REFERENCED TO NEW YORK EAST STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD83) (EPOCH2011) GRID NORTH.
 - AS PER THE "NATIONAL FLOOD INSURANCE PROGRAM FIRM MAP TITLED FOR WESTCHESTER COUNTY, NEW YORK (ALL JURISDICTIONS), PANEL 341 & 342 OF 426, MAP NUMBER 36103234P & 36103234S, REVISED DATE SEPTEMBER 28, 2007." THE ENTIRE SUBJECT PROPERTY LIES WITHIN ZONE X (NOT SHADED).
 - PRELIMINARY: AS PER THE "NATIONAL FLOOD INSURANCE PROGRAM FIRM MAP TITLED FOR WESTCHESTER COUNTY, NEW YORK (ALL JURISDICTIONS), PANEL 342 OF 426, MAP NUMBER 36103234P & 36103234S, REVISED DATE SEPTEMBER 28, 2007." THE ENTIRE SUBJECT PROPERTY LIES WITHIN ZONE X (NOT SHADED). MAP NUMBER 36103234G WAS NOT AVAILABLE AT THE TIME OF THE SURVEY.

RECORD DESCRIPTION

- Section 1, Block 215, Lot 12
- BEGINNING at a point on the southerly side of Main Street, where the site is intersected by the division line between the premises described herein and lands now or formerly of Stolp Realty Corp. said point also being distant 67.85 feet easterly from the intersection of the southerly side of Main Street with the easterly side of Church Street;
- THENCE along the southerly side of Main Street on a course,
- North 55 degrees 51 minutes 00 seconds East, 89.42 feet to the division line between the premises described herein, and lands now or formerly of 490 Main Street Corp., formerly of J.J. Cerrano;
- THENCE along said division line on a course,
- South 30 degrees 46 minutes 40 seconds East, 208.645 feet to the southeasterly corner of the within described premises;
- THENCE on a course,
- South 52 degrees 48 minutes 58 seconds West 164.79 feet to the easterly side of Church Street;
- THENCE along the easterly side of Church Street,
- North 29 degrees 00 minutes West, 37.085 feet, as measured and (37.055 per record description) to the division line between the premises described herein and lands now or formerly of the City of New Rochelle;
- THENCE along said division line on a course,
- North 54 degrees 17 minutes 30 seconds East, 67.30 feet to a point;
- THENCE still running along the division line between the premises described herein and lands now or formerly of the City of New Rochelle, and continuing along the division line between the premises described herein and lands now formerly of Stolp Realty Corp.,
- North 28 degrees 45 minutes 50 seconds West, 179.03 feet to the southerly side of Main Street, the point or place of BEGINNING.
- Section 1, Block 215, Lot 11
- BEGINNING at a point on the southerly side of Main Street, distant 24.08 feet easterly from the corner formed by the intersection of said southerly side of Main Street on a course, North 85 degrees 23 minutes 40 seconds East, a distance of 43.77 feet to the northeasterly corner of the premises described herein and to land now or formerly of the City of New Rochelle;
- RUNNING THENCE in a southerly direction along the westerly boundary line of said land conveyed to Station Realty Corp., South 00 degrees 38 minutes 20 seconds West, a distance of 125 feet to the southeasterly corner of the premises described herein and to land now or formerly of the City of New Rochelle;
- THENCE TURNING said corner and running in a westerly direction along the said land now or formerly of the City of New Rochelle, on a course North 89 degrees 29 minutes 20 seconds West, a distance of 37.71 feet to the southeasterly corner of the premises described;
- THENCE TURNING said corner and running in a general northerly direction on a course, North 00 degrees 33 minutes 00 seconds East 61.35 feet to a point on the southerly side of Main Street, 53 minutes 40 seconds West 60 feet to the southerly side of Main Street at the point or place of BEGINNING;
- TOGETHER with an Easement or Right of Way extending westwardly to Church Street over the following described premises:
- BEGINNING at a point on the easterly side of Church Street distant 118.94 feet southerly from the corner formed by the intersection of said southerly side of Church Street with the southerly side of Main Street, being a point one inch west of a monument set in the ground and running along said point one inch west of said monument on a course, South 89 degrees 29 minutes 20 seconds East, a distance of 29.59 feet to the westerly boundary line of the premises described herein and to land now or formerly of the City of New Rochelle;
- RUNNING THENCE in a northerly direction along the westerly boundary line of the premises herein first above described on a course, North 00 degrees 23 minutes 00 seconds East a distance of 11.67 feet to a corner;
- THENCE TURNING said corner and running in a general easterly direction on a course, North 89 degrees 29 minutes 20 seconds East, a distance of 29.60 feet to the easterly side of Church Street;
- RUNNING THENCE in a southerly direction along the said easterly side of Church Street on a course South 00 degrees 30 minutes 40 seconds West a distance of 11.67 feet to the point or place of BEGINNING.
- Section 1, Block 215, Lot 8
- BEGINNING at a point on the easterly side of Church Street distant 118.94 feet southerly from the intersection of the southerly side of Main Street and the easterly side of Church Street, and running; thence
1. Along said southerly side of Main Street a course of North 48°49'50" East, 43.77 feet to a point on the division line between the premises described herein, and lands now or formerly of Raymond Lerner; thence
2. Along said division line a course of South 35°55'30" East, 54.03 feet to a point on the division line between the premises described herein, and lands now or formerly of French Speaking Baptist Church; thence
3. Along said division line a course of South 53°57'13" West, 37.71 feet to a point on the division line between the premises described herein, and lands now or formerly of 510 Uniforms Inc.; thence
4. Along said division line a course of North 36°03'19" West, 61.35 feet to an angle point, thence
5. Continuing along said division line a course of North 41°27'30" West, 60.01 feet to the southerly side of Main Street, the Point or Place of Beginning;
- Together with an Easement or Right of Way extending westwardly over the following described premises:
- BEGINNING at a point on the easterly side of Church Street distant 118.94 feet southerly from the intersection of the southerly side of Main Street and the easterly side of Church Street, and running; thence
1. Along said easterly side of Church Street a course of North 36°03'19" West, 11.67 feet to a point; thence
2. A course of North 53°57'13" East, 29.60 feet to a point on the division line between the premises described herein, and land now or formerly of 510 Uniforms Inc.; thence
3. Along said division line a course of South 36°03'19" East, 11.67 feet to a point on the division line between the premises described herein, and lands now or formerly of 510 Uniforms Inc. and French Speaking Baptist Church; thence
4. Along said division line a course of South 53°57'13" West, 29.59 feet to a point on the easterly side of Church Street; the Point or Place of Beginning.
- Section 1, Block 215, Lot 10
- BEGINNING at a point at the intersection of the southerly side of Main Street and the easterly side of Church Street, and running; thence
1. Along said southerly side of Main Street a course of North 48°49'50" East, 24.08 feet to a point on the division line between the premises described herein, and land now or formerly of Raymond Lerner; thence
2. Along said division line a course of South 41°27'30" East, 60.01 feet to an angle point, thence
3. Continuing along said division line a course of South 36°03'19" East, 61.35 feet to a point on the division line between the premises described herein, and land now or formerly of French Speaking Baptist Church; thence
4. Along said division line a course of South 53°57'13" West, 67.30 feet to a monument of the City of New Rochelle; thence
5. Continuing along said easterly side of Main Street a course of North 36°03'19" West, 118.94 feet to the Point or Place of Beginning.

SURVEY DESCRIPTION

- Section 1, Block 215, Lot 12
- BEGINNING at a point on the southerly side of Main Street, where the site is intersected by the division line between the premises described herein and lands now or formerly of Stolp Realty Corp. said point also being distant 67.85 feet easterly from the intersection of the southerly side of Main Street with the easterly side of Church Street, and running; thence
1. Along said southerly side of Main Street a course of North 48°49'50" East, 43.77 feet to a point on the division line between the premises described herein, and lands now or formerly of Raymond Lerner; thence
2. Along said division line a course of South 35°55'30" East, 54.03 feet to a point on the division line between the premises described herein, and lands now or formerly of French Speaking Baptist Church; thence
3. Along said division line a course of South 53°57'13" West, 37.71 feet to a point on the division line between the premises described herein, and lands now or formerly of 510 Uniforms Inc.; thence
4. Along said division line a course of North 36°03'19" West, 61.35 feet to an angle point, thence
5. Continuing along said division line a course of North 41°27'30" West, 60.01 feet to the southerly side of Main Street, the Point or Place of Beginning;
- Together with an Easement or Right of Way extending westwardly over the following described premises:
- BEGINNING at a point on the easterly side of Church Street distant 118.94 feet southerly from the intersection of the southerly side of Main Street and the easterly side of Church Street, and running; thence
1. Along said easterly side of Church Street a course of North 36°03'19" West, 11.67 feet to a point; thence
2. A course of North 53°57'13" East, 29.60 feet to a point on the division line between the premises described herein, and land now or formerly of 510 Uniforms Inc.; thence
3. Along said division line a course of South 36°03'19" East, 11.67 feet to a point on the division line between the premises described herein, and lands now or formerly of 510 Uniforms Inc. and French Speaking Baptist Church; thence
4. Along said division line a course of South 53°57'13" West, 29.59 feet to a point on the easterly side of Church Street; the Point or Place of Beginning.
- Section 1, Block 215, Lot 8
- BEGINNING at a point on the easterly side of Church Street distant 118.94 feet southerly from the intersection of the southerly side of Main Street and the easterly side of Church Street, and running; thence
1. Along said southerly side of Main Street a course of North 48°49'50" East, 43.77 feet to a point on the division line between the premises described herein, and lands now or formerly of Raymond Lerner; thence
2. Along said division line a course of South 35°55'30" East, 54.03 feet to a point on the division line between the premises described herein, and lands now or formerly of French Speaking Baptist Church; thence
3. Along said division line a course of South 53°57'13" West, 37.71 feet to a point on the division line between the premises described herein, and lands now or formerly of 510 Uniforms Inc.; thence
4. Along said division line a course of North 36°03'19" West, 61.35 feet to an angle point, thence
5. Continuing along said division line a course of North 41°27'30" West, 60.01 feet to the southerly side of Main Street, the Point or Place of Beginning;
- Together with an Easement or Right of Way extending westwardly over the following described premises:
- BEGINNING at a point on the easterly side of Church Street distant 118.94 feet southerly from the intersection of the southerly side of Main Street and the easterly side of Church Street, and running; thence
1. Along said easterly side of Church Street a course of North 36°03'19" West, 11.67 feet to a point; thence
2. A course of North 53°57'13" East, 29.60 feet to a point on the division line between the premises described herein, and land now or formerly of 510 Uniforms Inc.; thence
3. Along said division line a course of South 36°03'19" East, 11.67 feet to a point on the division line between the premises described herein, and lands now or formerly of 510 Uniforms Inc. and French Speaking Baptist Church; thence
4. Along said division line a course of South 53°57'13" West, 29.59 feet to a point on the easterly side of Church Street; the Point or Place of Beginning.
- Section 1, Block 215, Lot 10
- BEGINNING at a point at the intersection of the southerly side of Main Street and the easterly side of Church Street, and running; thence
1. Along said southerly side of Main Street a course of North 48°49'50" East, 24.08 feet to a point on the division line between the premises described herein, and land now or formerly of Raymond Lerner; thence
2. Along said division line a course of South 41°27'30" East, 60.01 feet to an angle point, thence
3. Continuing along said division line a course of South 36°03'19" East, 61.35 feet to a point on the division line between the premises described herein, and land now or formerly of French Speaking Baptist Church; thence
4. Along said division line a course of South 53°57'13" West, 67.30 feet to a monument of the City of New Rochelle; thence
5. Continuing along said easterly side of Main Street a course of North 36°03'19" West, 118.94 feet to the Point or Place of Beginning.

ALTA CERTIFICATION

TO: BRP 500 MAIN, LLC

1. CHICAGO TITLE INSURANCE COMPANY

2. CROSS RIVER BANK ISADA ATMA

3. CROSS RIVER BANK ISADA ATMA

4. BENCHMARK TITLE AGENCY, LLC

I HEREBY STATE THAT THIS PLAN IS BASED ON A FIELD SURVEY MADE BY ME OR UNDER MY IMMEDIATE SUPERVISION IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR PROFESSIONAL LAND SURVEYING, AND TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFO AND TO THE BEST OF MY PROFESSIONAL OPINION, CORRECTLY REPRESENTS THE CONDITIONS FOUND ON THE DATE OF THE FIELD SURVEY AT THE SUBJECT PROPERTY AND

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5, 8, 13, 14, AND 15 OF TABLE 4 THEREOF.

THE FIELD WORK WAS COMPLETED ON SEPTEMBER 27, 2017.

Date: _____

Signature: _____

STEVEN L. WALDEMER
PROFESSIONAL LAND SURVEYOR
NY LIC. No. 050898



PROJECT LOCATION MAP

SCALE: N.T.S.

SOURCE: GOOGLE

PROJECT NO. 140169801

DATE: APRIL 4, 2018

DRAWN BY: CK

CHECKED BY: SLW

PROJECT NO. 140169801

DATE: APRIL 4, 2018

DRAWN BY: CK

CHECKED BY: SLW

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DATE: APRIL 4, 2018

DRAWN BY: CK

CHECKED BY: SLW

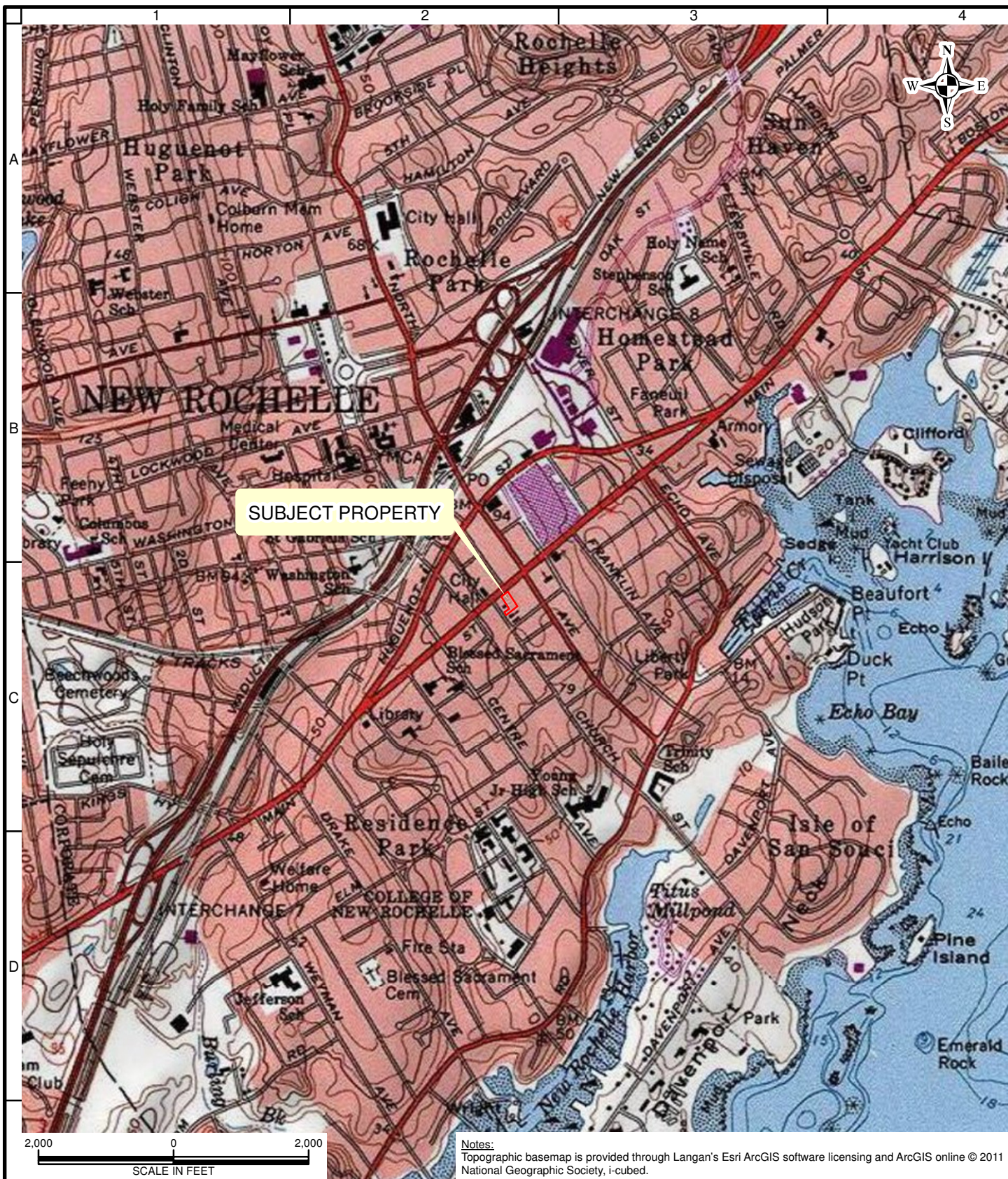
PROJECT NO. 140169801

DATE: APRIL 4, 2018

DRAWN BY: CK

CHECKED BY: SLW

EXHIBIT H



LANGAN

555 Long Wharf Drive
New Haven, CT 06511-6107
T: 203.562.5771 F: 203.789.6142 www.langan.com

Langan Engineering & Environmental Services, Inc.
Langan Engineering, Environmental, Surveying and
Landscape Architecture, D.P.C.
Langan International LLC

Collectively known as Langan

Project

500 MAIN STREET

BLOCK No. 215, LOT No. 12

NEW ROCHELLE

WESTCHESTER COUNTY NEW YORK

Drawing Title

**SITE
LOCATION MAP**

Project No.

140169801

Date

OCTOBER 2017

Scale

1"=2,000'

Drawn By

JPH

Submission Date

OCTOBER 2017

Figure

1

Sheet 1 of 2

BASE MAP

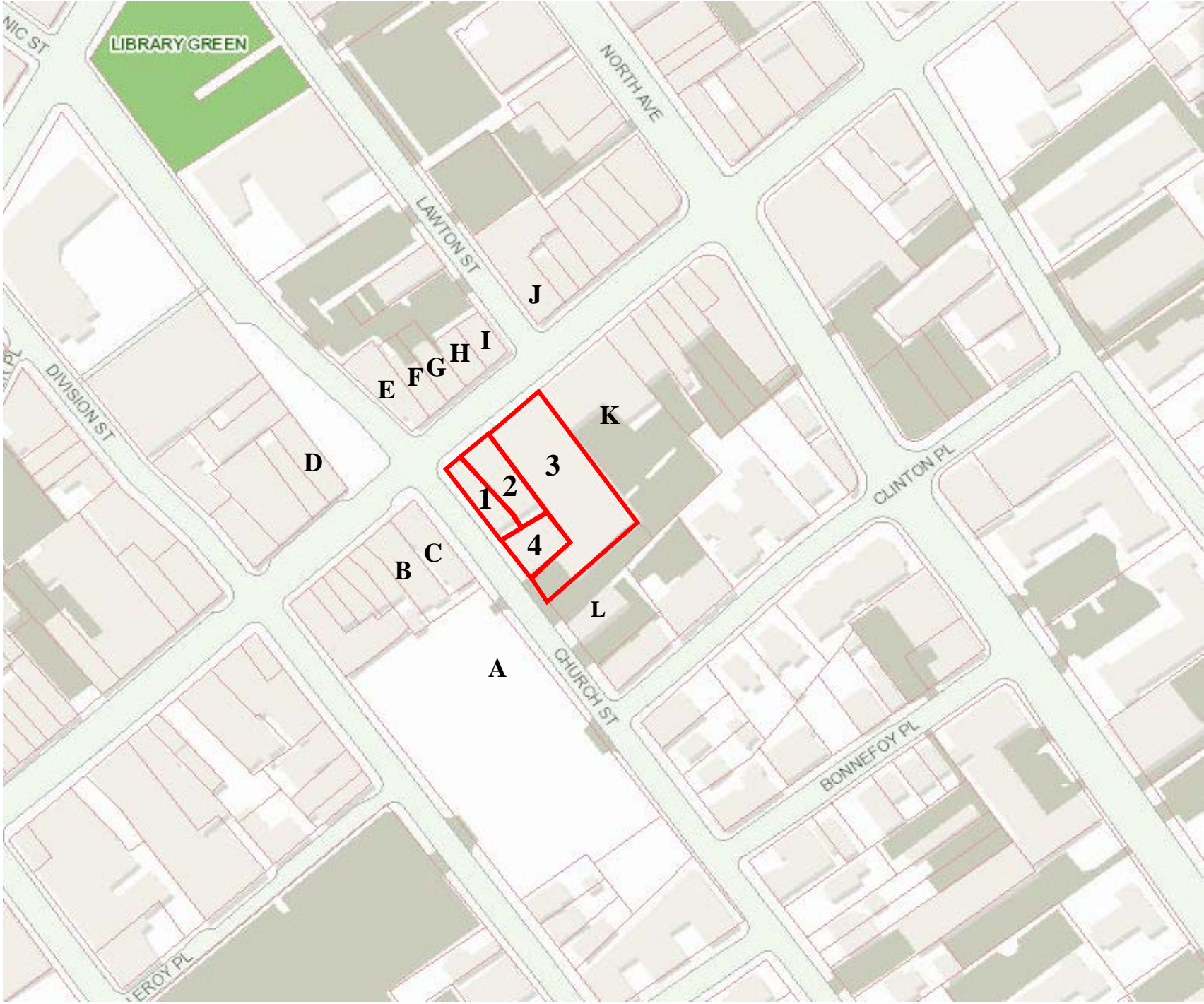
500 Main Street Laundry Site

500 Main Street, 506 Main Street, 510 Main Street and 12 Church Street, New Rochelle, New York 10801

Legend:
 Site Property Boundary

Corresponding page lists adjacent property owners by letter A – L

September 2019
Source: Westchester County GIS
Scale: 1" = 100' approximately



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


Number	Property Owner	Property Address	Section-Block-Lot
1	BRP 510 Main LLC	510 Main Street	1-215-10
2	BRP 506 Main LLC	506 Main Street	1-215-11
3	New York Covenant Church	500 Main Street	1-215-12
4	The French Speaking Baptist Church of New Rochelle	12 Church Street	1-215-8


Letter	Adjacent Property Owner(s) Name(s)	Property Address	Section-Block-Lot
A	City of New Rochelle	Clinton Place	2-414-08
B	Palace Prime Realty LLC	518 Main Street	2-414-31
C	Mipor, Associates	414 Main Street	2-414-33
D	Miele Realty LLC	519 Main Street	2-416-73
E	507 MS LLC	1 Memorial Highway	1-230-05
F	505 Main Street Assoc., LLC	505 Main Street	1-230-04
G	John Ashley Kim LLC	503 Main Street	1-230-03
H	499 Main St., LLC	499 Main Street	1-230-02
I	2-4 Lawton LLC	497 Main Street	1-230-01
J	JP Morgan Chase Bank	491 Main Street	1-229-09
K	Woodworth Realty LLC	490 Main Street	1-215-16
L	The Salvation Army	22 Church Street	1-215-03


Exhibit H


Enzone Map


Legend

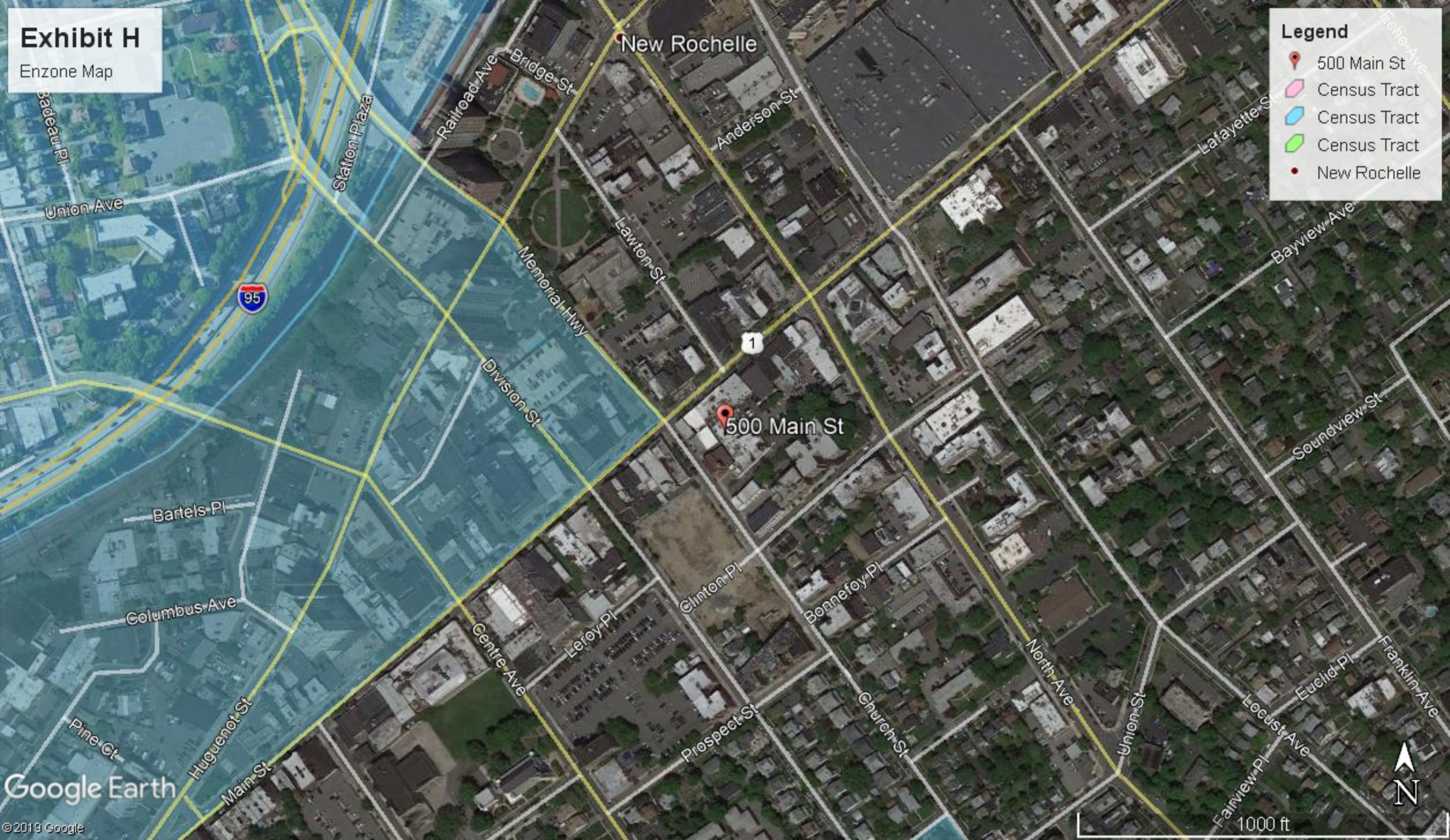
 500 Main St

 Census Tract

 Census Tract

 Census Tract

 New Rochelle



Street Map

500 Main Street

Laundry Site

500 Main Street, 506 Main
Street, 510 Main Street and 12
Church Street, New Rochelle,
New York 10801

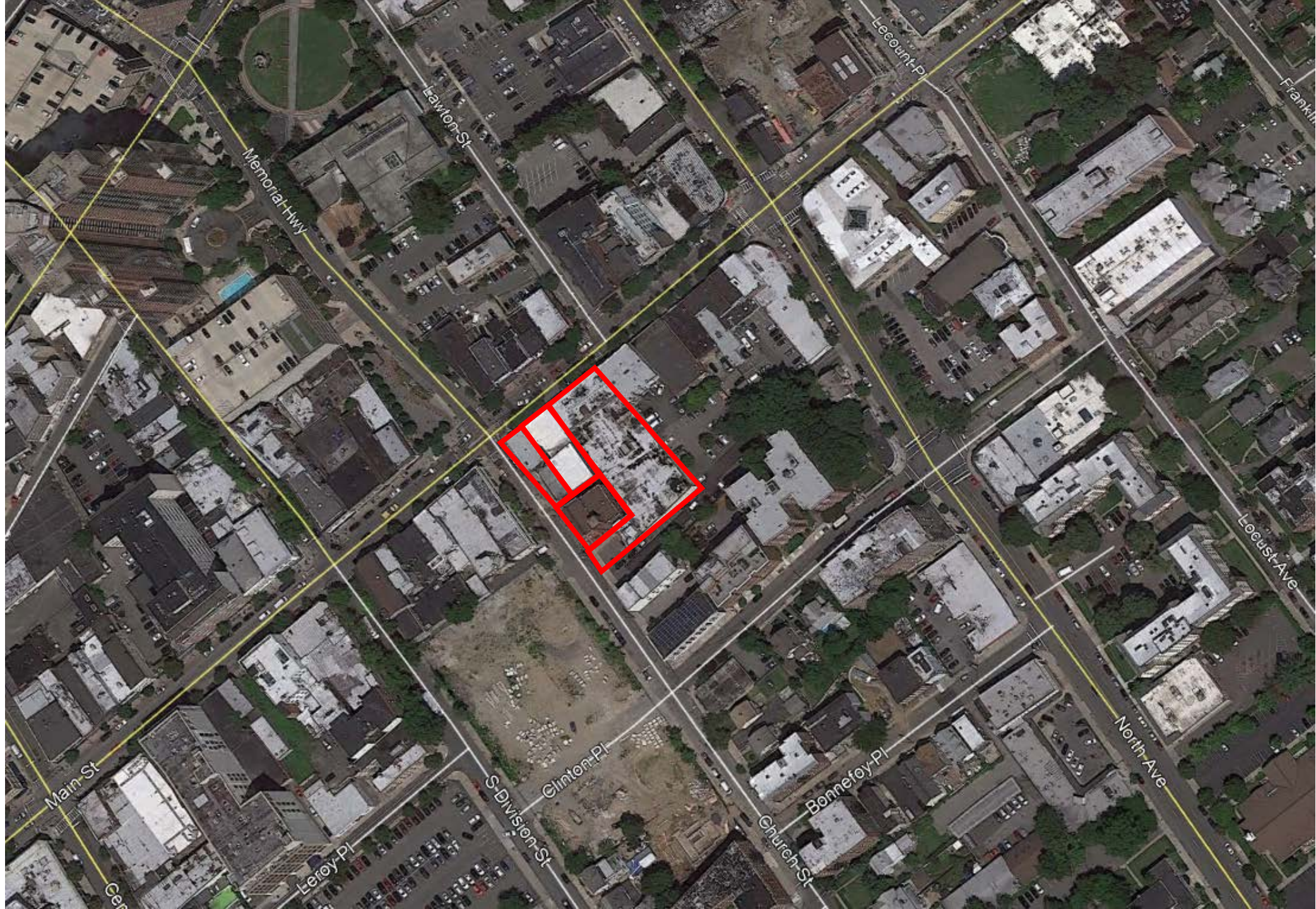


Exhibit I


ZONING MAP

500 Main Street

Laundry Site

500 Main Street, 506 Main Street, 510 Main Street and 12 Church Street, New Rochelle, New York 10801

Legend:

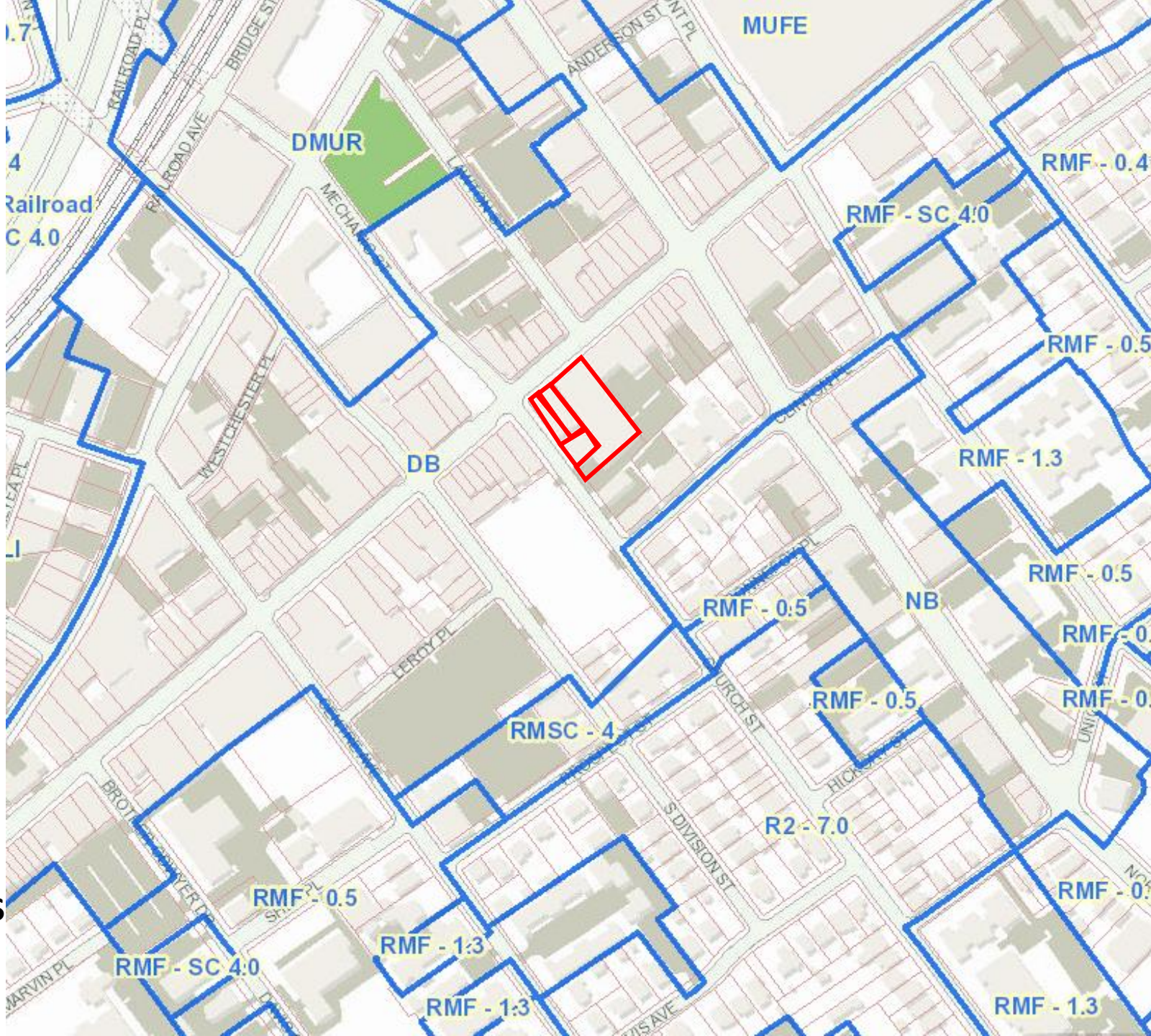
 Site property boundary
[Insert applicable Zoning Labels]

October 2019

Source: Westchester County GIS

ArcGIS

Scale: 1" = 100" approximately



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

Westchester County Zoning District: DB (Downtown Business)

Commercial/ Industrial Base Zoning District

- The DB district includes much of the area that fronts on North Avenue in the proposed DO-5 Zone, and along Main Street as it travels through multiple DO Zones.
- Allows the future growth and orderly development of the primary downtown area in the City with a wide variety of retail, office, service business and residential uses.
- Note that the DB and NB districts allow residential uses within the upper floors of buildings only.
- Of the commercial/industrial zoning districts, the DB district allows the largest buildings (FAR 2.0) and the tallest buildings, at 70 feet and six (6) stories.

General List of Uses Allowed:

- Business, professional, or governmental offices, to be located above first floor
- Medical care facilities above first floor
- Stores and shops for sales at retail or the performance of customary personal services, excluding the sale of building materials, stone, lumber, coal, other fuels or other materials or products
- Tattoo Studio with Special Permit
- Theaters with no Capacity Limit
- Bowling Alleys
- Skating Rinks
- Banks
- Billiard Hall with Special Permit
- Indoor tennis court
- Health Club
- Martial arts studios, dance studios and aerobic exercise studios (in DB district above first floor only)
- Restaurants
- Microbrewery with sit down restaurant with special permit
- Cabaret with special permit
- Outdoor dinning area with special permit
- Catering hall
- Clubs with special permit
- Hotel
- Funeral parlor
- Businesses which store, package and ship products to wholesale or catalog retail establishments which utilize the internet
- Dwelling units located on the second floor and above only, including living/loft or office arrangements
- Off-street parking facility
- House of worship
- Day care with special permit
- College-related uses
- Business or trade schools, to be located above first floor

Exhibit J

NOTES TO USERS

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

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

Coastal Base Flood Elevations shown on this map apply only landward of 0.0' North American Vertical Datum of 1988 (NAVD 88). Users of this FIRM should be aware that coastal flood elevations are also provided in the Summary of Stillwater Elevations table in the Flood Insurance Study report for this jurisdiction. Elevations shown in the Summary of Stillwater Elevations table should be used for construction and/or floodplain management purposes when they are higher than the elevations shown on this FIRM.

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

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

The **projection** used in the preparation of this map was Universal Transverse Mercator (UTM) zone 18. The **horizontal datum** was NAD 83, GRS80 spheroid. Differences in datum, spheroid, projection or UTM zones used in the production of FIRMs for adjacent jurisdictions may result in slight positional differences in map features across jurisdiction boundaries. These differences do not affect the accuracy of this FIRM.

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

NGS Information Services
NOAA, NNGS12
National Geodetic Survey
SSMC-3, #9202
1315 East-West Highway
Silver Spring, Maryland 20910-3282
(301) 713-3242

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

Base map information shown on this FIRM was derived from digital orthophotography provided by the New York State Office of Cyber Security & Critical Infrastructure Coordination. This information was produced as 20-centimeter resolution natural color orthoimagery from photography dated April 2004.

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

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

Please refer to the separately printed **Map Index** for an overview map of the county showing the layout of map panels; community map repository addresses; and a listing of Communities table containing National Flood Insurance Program dates for each community as well as a listing of the panels on which each community is located.

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

If you have **questions about this map** or questions concerning the National Flood Insurance Program in general, please call 1-877-FEMA MAP (1-877-336-2627) or visit the FEMA website at <http://www.fema.gov>.



LEGEND

SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD

The 1% annual flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AD, AR, A99, V, and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.

- ZONE A** No Base Flood Elevations determined.
- ZONE AE** Base Flood Elevations determined.
- ZONE AH** Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.
- ZONE AO** Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial (fan) flooding, velocities also determined.
- ZONE AR** Special Flood Hazard Area formerly protected from the 1% annual chance flood by a flood control system that was subsequently decertified. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood.
- ZONE A99** Area to be protected from 1% annual chance flood by a Federal flood protection system under construction; no Base Flood Elevations determined.
- ZONE V** Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.
- ZONE VE** Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

FLOODWAY AREAS IN ZONE AE

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

OTHER FLOOD AREAS

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

OTHER AREAS

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

COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS

OTHERWISE PROTECTED AREAS (OPAs)

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

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

- * Referenced to the North American Vertical Datum of 1988
- Cross section line
- Limited detail cross section line
- Transect line
- Geographic coordinates referenced to the North American Datum of 1983 (NAD 83), Western Hemisphere
- 1000-meter Universal Transverse Mercator grid values, zone 18N
- 5000-foot grid ticks: New York State Plane coordinate system, East zone (FIPSZONE 3101), Transverse Mercator projection
- Bench mark (see explanation in Notes to Users section of this FIRM panel)
- River Mile

MAP REPOSITORY
Refer to listing of Map Repositories on Map Index

EFFECTIVE DATE OF COUNTYWIDE FLOOD INSURANCE RATE MAP
September 28, 2007

EFFECTIVE DATE(S) OF REVISION(S) TO THIS PANEL

For community map revision history prior to countywide mapping, refer to the Community Map History table located in the Flood Insurance Study report for this jurisdiction.

To determine if flood insurance is available in this community, contact your Insurance agent or call the National Flood Insurance Program at 1-800-638-6620.

MAP SCALE 1" = 500'

250 0 500 1000 FEET
150 0 150 300 METERS

NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0341F

FIRM

FLOOD INSURANCE RATE MAP

for WESTCHESTER COUNTY, NEW YORK (ALL JURISDICTIONS)

CONTAINS:

COMMUNITY	NUMBER
EASTCHESTER, TOWN OF	360909
MOUNT VERNON, CITY OF	360920
NEW ROCHELLE, CITY OF	360922
PELHAM, VILLAGE OF	360925

PANEL 341 OF 426

MAP SUFFIX: F

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

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

MAP NUMBER
36119C0341F

EFFECTIVE DATE
SEPTEMBER 28, 2007

Federal Emergency Management Agency

Exhibit K

Site Contact List

500 Main Street Laundry Site

500 Main Street, 506 Main Street, 510 Main Street and 12 Church Street, New Rochelle, New York 10801

Name	Title	Address	City	State	Zip
Chuck E. Schumer	U.S. Senator	780 Third Avenue, Suite 2301	New York	NY	10017
Kirsten Gillibrand	U.S. Senator	780 Third Avenue, Suite 2601	New York	NY	10017
Eliot L. Engel	U.S. House of Representatives- 16th Congressional District	6 Gramatan Avenue, Suite 205	Mt. Vernon	NY	10550
Pete Harckham	New York State Senator- NY Senate District 40	1 Park Place, Suite 302	Peekskill	NY	10566
George Latimer	Westchester County Executive	148 Martine Avenue, Suite 900	White Plains	NY	10601
Richard Hyman	Westchester County Planning Board, Chairperson	148 Martine Avenue, Room 420	White Plains	NY	10601
Timothy C. Idoni	Westchester County Clerk	111 Dr. Martin Luther King Jr. Blvd	White Plains	NY	10601
Noam Bramson	Mayor of New Rochelle	515 North Avenue	New Rochelle	NY	10801
Sarah C. Dobbs-Brown	New Rochelle Planning Board, Chairperson	90 Beaufort Place (City Hall)- Room B-1	New Rochelle	NY	10801
The Journal News	Media Outlet	1133 Westchester Avenue, Suite N110	White Plains		10604
Katie Marino	Mount Kisco Water Bureau, Public Watter Supplier	Village Hall (1st Floor) 104 Main Street	Mount Kisco	NY	10549
Tom Geoffino	Director of the New Rochelle Public Library	1 Library Plaza	New Rochelle	NY	10801
Jennifer DiCosimo	Executive Director of Hallen School	97 Ce+D19:G39ntre Avenue	New Rochelle	NY	10801
Camille Edwards Thomas	House Principal of Campus Alternative High School	50 Washinton Avenue	New Rochelle	NY	10801
Takashi Katayama	Principal of Japanese Weekend School of New York	56 Harrison Street, Suite 503	New Rochelle	NY	10801
Anthony Bongo	Principal of Isaac E. Young Middle School	270 Centre Avenue	New Rochelle	NY	10805
Michael Hilderbrand	Principal of Trinity Elementary School	180 Pelham Road	New Rochelle	NY	10805
Jennifer E. Jones	Owners/ Director of the Growing Minds of New York	466 Main Street, Suitet LL20	New Rochelle	NY	10801
Carmen M. Youngs	Owner of Little Rascals Daycare	18 Badeau Place	New Rochelle	NY	10801
Lynn Ann Zazzali	Owner of the Learning Experience	1 Bally Place	New Rochelle	NY	10801
Rev. Dr. David Holder	New York Covenant Church, Property owner of 500 Main Street	500 Main Street	New Rochelle	NY	10801
Jean Luzincourt, Pastor	French Speaking Baptist Church of New Rochelle, Property owner of 12 Church Street	12 Chruhch Street	New Rochelle	NY	10801
Steven Smith	BRP 510 Main LLC and BRP 506 Main LLC c/o BRP Developments, Property Owner of 510 and 506 Main Street	767 Third Avenue, 33rd Floor	New York	NY	10017
Jonathon Newman	Owners of Liebman's Children's Clothing, Property Operator of 510 Main Street	510 Main Street	New Rochelle	NY	10801
The City of Rochelle	Adjacent Property Owner of Clinton Place	515 North Avenue	New Rochelle	NY	10801
Mipor Associates LLC	Adjacent Property Owner of 514 Main Street	72-29 137th Street	Flushing	NY	11367
Palace Prime Realty LLC	Adjacent Property Owner of 518 Main Street	11 Glen Oaks Drive	Rye	NY	10580
Miele Realty LLC	Adjacent Property Owner of 519 Main Street	45 Pintard Avenue	New Rochelle	NY	10801
507 MS LLC	Adjacent Property Owner of 1 Memorial Highway	28 Liberty Street	New York	NY	10005
505 Main Street Associates, LLC	Adjacent Property Owner of 505 Main Street	455 Central Park Avenue, Suite 205	Scarsdale	NY	10583
John Ashley Kim LLC	Adjacent Property Owner/Operator of 503 Main Street	503 Main Street	New Rochelle	NY	10801
499 Main St., LLC	Adjacent Property Owner/Operator of 499 Main Street	499 Main Street	New Rochelle	NY	10801
2-4 Lawton LLC	Adjacent Property Owner/Operator of 497 Main Street	497 Main Street	New Rochelle	NY	10801
JP Morgan Chase Bank	Adjacent Property Owner of 491 Main Street	270 Park Avenue	New York	NY	10017
Woodworth Realty LLC	Adjacent Property Owner of 490 Main Street	11 Echo Bay Drive	New Rochelle	NY	10805
The Salvation Army	Adjacent Property Owner/Operator of 22 Church Street	22 Church Street	New Rochelle	NY	10801
Cricket Wireless Authorized Retailer	Adjacent Property Operator of 514 Main Street	514 Main Street	New Rochelle	NY	10801
Colony Taxi Corp	Adjacent Property Operator of 514 Main Street	514 Main Street	New Rochelle	NY	10801
Starlite Luncheonette	Adjacent Property Operator of 519 Main Street	519 Main Street	New Rochelle	NY	10801
Lupitas Tattoos	Adjacent Property Operator of 519 Main Street	519 Main Street	New Rochelle	NY	10801
Queen's Wig	Adjacent Property Operator of 505 Main Street	505 Main Street	New Rochelle	NY	10801
Exotic Nails	Adjacent Property Operator of 505 Main Street	505 Main Street, Suite 2	New Rochelle	NY	10801
Embajada Latina	Adjacent Property Operator of 503 Main Street	503 Main Street	New Rochelle	NY	10801
Elegant Beauty Supply	Adjacent Property Operator of 503 Main Street	503 Main Street	New Rochelle	NY	10801
Mexican Corner	Adjacent Property Operator of 497 Main Street	497 Main Street	New Rochelle	NY	10801

Exhibit L



September 30, 2019

VIA FIRST CLASS MAIL

Mr. Tom Geoffino, Director
New Rochelle Public Library
1 Library Plaza
New Rochelle, New York 10801

RE: Brownfield Cleanup Program Application
Applicant: BRP 500 Main LLC
Site Name: 500 Main Street Laundry Site
Site Address: 500, 506 and 510 Main Street and 12 Church Street
New Rochelle, NY

Dear Mr. Geoffino:

We represent BRP 500 Main LLC in its anticipated Brownfield Cleanup Program application for the above-referenced site at 500, 506 and 510 Main Street and 12 Church Street) in the City of New Rochelle, Westchester, New York. Your branch is currently the repository for this project. It is a requirement of the NYS Department of Environmental Conservation that we supply them with a letter certifying that the local library is willing and able to serve as a public repository for all documents pertaining to the cleanup of this property. To avoid significant use of your shelf space, all documents will be sent in CD format.

Please sign below and return the original in the enclosed stamped self-addressed envelope if you are able to certify that your library would be willing and able to act as the temporary public repository for this Brownfield Cleanup Program project.

Thank you.

Sincerely,

KNAUF SHAW LLP

LINDA R. SHAW

Yes, the New Rochelle Public Library is willing and able to act as a public repository for documents related to the cleanup of 500, 506 and 10 Main Street and 12 Church Street in the City of New Rochelle, Westchester County, New York under the NYS Brownfield Cleanup Program.

Tom Geoffino, Director

[date]

11/22/19