

ATTACHMENT A

SECTION I: REQUESTOR INFORMATION

The Requestor, Sutter Crossing Apartments, L.P., a New York State limited partnership company, is the developer of the proposed Brownfield Cleanup Program (BCP) site, identified as Block 3770, portions of Lot 22 (Buildings 1 and 2). A copy of the NYS Department of State Division of Corporations entity information for Sutter Crossing Apartments, L.P. (herein referred to as the "Requestor") is included with this attachment along with a copy of the deed for the property. Members of the Requestor include: Sutter Crossing Apartments Developers, LLC, Omni New York LLC, 333 Meadow LLC, and Aspire Properties LLC. The current site owner is listed on the Department of Finance records as Remeeder Houses Housing Development Fund Company, Inc. (c/o Omni New York LLC). The Requestor and site owner (Remeeder Houses Housing Development Fund Company, Inc.) are affiliated entities of Omni New York LLC whom ultimately controls the site. However, Requestor access to the proposed BCP site for investigation and remediation has been further demonstrated through an access agreement with the site owner entity. A copy of the access agreement is provided in Attachment F.

The Requestor certifies it is a Volunteer. The Requestor does not have nor has ever had a relationship with the past owners or operators of the site that caused the existing contamination.

The Requestor is considered a Volunteer because: (1) the Requestor did not contribute to the contamination at the site; (2) the Requestor has exercised due care required to maintain the bona fide purchaser defense and (3) the Requestor purchased the site after the documented contamination was present.

The Requestor has maintained the site and is volunteering for the BCP to remediate existing site contamination. No new or current recognized environmental conditions demonstrating an on-going release were found on the site during the Requestor's period of ownership.

Department of State

Existing Corporations and Businesses ▶

Corporation & Business Entity Database Search

Selected Entity Name: SUTTER CROSSING APARTMENTS, L.P.
Selected Entity Status Information

Current Entity Name: SUTTER CROSSING APARTMENTS, L.P.

DOS ID #: 5976799

Initial DOS Filing Date: MARCH 30, 2021

County: NEW YORK

Jurisdiction: NEW YORK

Entity Type: DOMESTIC LIMITED PARTNERSHIP

Current Entity Status: ACTIVE

Selected Entity Address Information

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

C/O OMNI NEW YORK
909 THIRD AVE., 21ST FL.
NEW YORK, NEW YORK, 10022

Registered Agent

NONE

***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 30, 2021 | Actual | SUTTER CROSSING APARTMENTS, L.P. |

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.

[Search Results](#) [New Search](#)

Department of State

[Accessibility](#)

[Contact](#)

[Disclaimer](#)

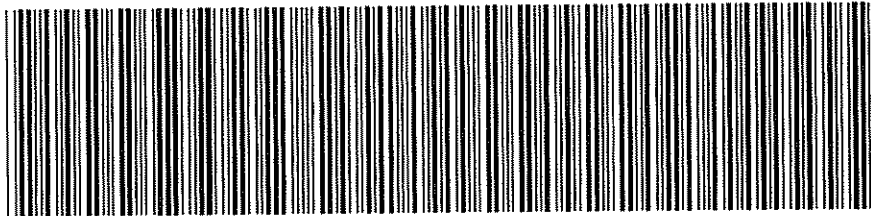
[Language Access](#)

[Privacy Policy](#)



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

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RECORDING AND ENDORSEMENT COVER PAGE

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Document ID: 2007111301629002 Document Date: 11-07-2007 Preparation Date: 11-13-2007
Document Type: DEED
Document Page Count: 5

PRESENTER:
HOLD FOR LENNY TO PICK UP
ADVANTAGE TITLE AGENCY - TITLE #
06-AK-36711
410 NEW YORK AVENUE
HUNTINGTON, NY 11743
631-424-6100

RETURN TO:
JOSEPH LYNCH, ESQ.
NIXON PEABODY LLP
437 MADISON AVENUE
NEW YORK, NY 10022

PROPERTY DATA

| | | | | |
|--|--------------|------------|----------------|----------------------|
| Borough | Block | Lot | Unit | Address |
| BROOKLYN | 3770 | 22 | Entire Lot 65 | 600 SHEFFIELD AVENUE |
| Property Type: APARTMENT BUILDING | | | | |
| Borough | Block | Lot | Unit | Address |
| BROOKLYN | 3769 | 1 | Entire Lot 195 | 579 BLAKE AVENUE |
| Property Type: APARTMENT BUILDING | | | | |

CROSS REFERENCE DATA

Document ID: 2007111301629001

PARTIES

GRANTOR/SELLER:
REMEEDER HOUSING DEVELOPMENT FUND
COMPANY, INC.
365 SACKMAN STREET, APT. 5C
BROOKLYN, NY 11212-7601
x Additional Parties Listed on Continuation Page

GRANTEE/BUYER:
REMEEDER HOUSES HOUSING DEVELOPMENT
FUND COMPANY, INC. C/O OMNI NEW YORK LLC,
885 SECOND AVENUE 31ST FLOOR SUITE C
NEW YORK, NY 10017

FEEES AND TAXES

| | | |
|-------------------------------|----|-------|
| Mortgage | | |
| Mortgage Amount: | \$ | 0.00 |
| Taxable Mortgage Amount: | \$ | 0.00 |
| Exemption: | | |
| TAXES: County (Basic): | \$ | 0.00 |
| City (Additional): | \$ | 0.00 |
| Spec (Additional): | \$ | 0.00 |
| TASF: | \$ | 0.00 |
| MTA: | \$ | 0.00 |
| NYCTA: | \$ | 0.00 |
| Additional MRT: | \$ | 0.00 |
| TOTAL: | \$ | 0.00 |
| Recording Fee: | \$ | 64.00 |
| Affidavit Fee: | \$ | 0.00 |

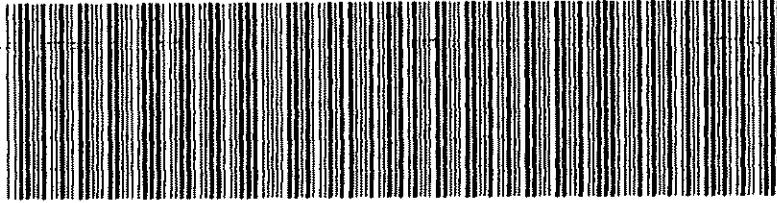
| | | |
|---------------------------------|----|------------|
| Filing Fee: | \$ | 165.00 |
| NYC Real Property Transfer Tax: | \$ | 331,289.77 |
| NYS Real Estate Transfer Tax: | \$ | 50,484.00 |



**RECORDED OR FILED IN THE OFFICE
OF THE CITY REGISTER OF THE
CITY OF NEW YORK**
Recorded/Filed 11-29-2007 15:14
City Register File No.(CRFN):
2007000591990

Annette McHill
City Register Official Signature

NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER



2007111301629002002C9B08

RECORDING AND ENDORSEMENT COVER PAGE (CONTINUATION) PAGE 2 OF 7

Document ID: 2007111301629002

Document Date: 11-07-2007

Preparation Date: 11-13-2007

Document Type: DEED

PARTIES

GRANTEE/BUYER:

REMEEDER HOUSES, L.P.

C/O OMNI NEW YORK LLC, 885 SECOND AVENUE

31ST FLOOR SUITE C

NEW YORK, NY 10017

ST
50,484

BARGAIN AND SALE DEED

THIS INDENTURE, made as of the 7th day of November, 2007 between **REMEEDER HOUSING DEVELOPMENT FUND COMPANY, INC.**, a Corporation organized under Article XI of the Private Housing Finance Law of the State of New York, having an office at 365 Sackman Street, Apt. 5C, Brooklyn, New York 11212-7601 ("**Grantor**") and **REMEEDER HOUSES HOUSING DEVELOPMENT FUND COMPANY, INC.**, a housing company organized pursuant to Article XI of the Private Housing Finance Law of the State of New York, having an office at c/o Omni New York LLC, 885 Second Avenue, 31st Floor, Suite C, New York, New York 10017, as nominee for **REMEEDER HOUSES, L.P.**, a New York limited partnership, having an office at c/o Omni New York LLC, 885 Second Avenue, 31st Floor, Suite C, New York, New York 10017, pursuant to a Nominee Agreement dated as of November 7, 2007 and to be recorded simultaneously herewith ("**Grantee**"),

WITNESSETH:

That Grantor, in consideration of Ten Dollars (\$10.00) and other good and valuable consideration paid by Grantee, the receipt and sufficiency of which are hereby acknowledged, does hereby convey, grant and release unto Grantee, its heirs and successors and assigns, forever, all right, title and interest of Grantor in and to the following:

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 York, County of Kings, State of New York, as more particularly described in Exhibit A attached hereto and incorporated herein for all purposes.

TOGETHER with all right, title and interest, if any, of Grantor 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 Grantor in and to said premises;

THIS DEED is given pursuant to an Order of the Supreme Court, Kings County Index No. 38529 dated October 29, 2007 and filed in the Office of the Clerk of Kings County.

Said premises are known and designated on the Tax Map as Block 3770, Lot 22 and Block 3769, Lot 1.

AND Grantor covenants that it has not done or suffered anything whereby the said premises have been encumbered in any way whatsoever, except as aforesaid.

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

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

IN WITNESS WHEREOF, Grantor has duly executed this Deed the day and year first above written.

**REMEEDER HOUSING
DEVELOPMENT FUND COMPANY,
INC.**

By: Reginald H. Bowman
Name: Reginald H. Bowman
Title: President

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

On the 21st day of October in the year 2007 before me, the undersigned, a notary public in and for said state, personally appeared Reginald H. Bowman 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.

Bruce A. Hubbard
Notary Public
My commission expires:

BRUCE A. HUBBARD
Notary Public, State of New York
No. 02HU4649865
Qualified in New York County
Term Expires June 30, 20



October 3, 2011

EXHIBIT A

BLOCK 3769, LOT 1

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

BEGINNING at the corner formed by the intersection of the Northerly line of Blake Avenue with the Westerly line of Georgia Avenue, as these streets are now laid out on the City Map;

RUNNING THENCE Westerly along the Northerly line of Blake Avenue, 200 feet to its intersection with the Easterly line of Alabama Avenue;

THENCE Northerly along the Easterly line of Alabama Avenue, 500 feet to its intersection with the Southerly line of Sutter Avenue;

THENCE Easterly along the Southerly line of Sutter Avenue, 200 feet to its intersection with the Westerly line of Georgia Avenue;

THENCE Southerly along the Westerly line of Georgia Avenue, 100 feet to a point;

THENCE Westerly deflecting 90 degrees 00 minutes 00 seconds to the right, 100 feet to a point;

THENCE Southerly deflecting 90 degrees 00 minutes 00 seconds to the left, 300 feet to a point;

THENCE Easterly deflecting 90 degrees 00 minutes 00 seconds to the left, 100 feet to a point in the Westerly line of Georgia Avenue;

THENCE Southerly along the Westerly line of Georgia Avenue, 100 feet to the point or place of BEGINNING.

EXHIBIT A

BLOCK 3770, LOT 22

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

BEGINNING at the corner formed by the Southerly line of Sutter Avenue with the Easterly line of Georgia Avenue, as these streets are now laid out on the City Map;

RUNNING THENCE Easterly along the Southerly line of Sutter Avenue, 195 feet to the corner formed by the Southerly line of Sutter Avenue with the Westerly line of Sheffield Avenue;

THENCE Southerly along the Westerly line of Sheffield Avenue, 420 feet to a point;

THENCE Westerly parallel to the Northerly line of Blake Avenue, 95 feet to a point;

THENCE Northerly parallel to the Westerly line of Sheffield Avenue, 320 feet to a point;

THENCE Westerly parallel to the Southerly line of Sutter Avenue, 2.50 feet to a point;

THENCE Northerly parallel to the Westerly line of Sheffield Avenue, 30 feet to a point;

THENCE Westerly parallel to the Southerly line of Sutter Avenue, 97.50 feet to a point in the Easterly line of Georgia Avenue;

THENCE Northerly along the Easterly line of Georgia Avenue, 70 feet to the point or place of BEGINNING.

DEED

Dated as of November 7, 2007

Title # 06-AK-36711

| <u>Block</u> | <u>Lot</u> | <u>Address</u> |
|--------------|------------|---|
| 3769 | 1 | 580 Sutter Avenue, Brooklyn, NY 331 Alabama Avenue, Brooklyn, NY |
| | | 579 585 Blake Avenue, Brooklyn, NY |
| 3770 | 22 | 600 350 Sheffield Avenue, Brooklyn, NY 600 Sutter Avenue, Brooklyn, NY |

County: Kings

Record and Return to:

Joseph Lynch, Esq.
Nixon Peabody LLP
437 Madison Avenue
New York, New York 10022