

NYSDEC BROWNFIELD CLEANUP PROGRAM APPLICATION

101 FLEET PLACE REDEVELOPMENT

101 FLEET PLACE

BLOCK 2061, LOT 100

BROOKLYN, NEW YORK

PREPARED FOR:

101 FLEET PLACE LLC

101 FLEET REALTY LLC

101 FLEET HOLDING LLC

40 OSER AVENUE SUITE 4

HAUPPAGUE, NEW YORK 11788



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 12*

Section I. Requestor Information - See Instructions for Further Guidance

DEC USE ONLY
BCP SITE #:

NAME 101 Fleet Place LLC, 101 Fleet Realty LLC, and 101 Fleet Holding LLC

ADDRESS 40 Oser Avenue, Suite 4

CITY/TOWN Hauppauge

ZIP CODE 11788

PHONE 917-846-1115

FAX N/A

E-MAIL kohnjacob@gmail.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 that the site requires remediation and 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). Please do not submit paper copies of supporting documents.
- 2. SAMPLING DATA: INDICATE KNOWN CONTAMINANTS AND THE MEDIA WHICH ARE KNOWN TO HAVE BEEN AFFECTED. DATA SUMMARY TABLES SHOULD BE INCLUDED, WITH LABORATORY REPORTS REFERENCED AND ALSO INCLUDED.**

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

*Please describe: _____

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 type="checkbox"/> Dry Cleaner |
| <input type="checkbox"/> Salvage Yard | <input type="checkbox"/> Bulk Plant | <input type="checkbox"/> Pipeline | <input checked="" type="checkbox"/> Service Station |
| <input type="checkbox"/> Landfill | <input type="checkbox"/> Tannery | <input type="checkbox"/> Electroplating | <input type="checkbox"/> Unknown |

Other: NY Telephone Co. Garage with fuel oil and gasoline storage tanks for on-site filling operations

Section IV. Property Information - See Instructions for Further Guidance				
PROPOSED SITE NAME 101 Fleet Place Redevelopment				
ADDRESS/LOCATION 101 Fleet Place				
CITY/TOWN Brooklyn		ZIP CODE 11201		
MUNICIPALITY(IF MORE THAN ONE, LIST ALL): Brooklyn				
COUNTY Kings		SITE SIZE (ACRES) 0.46		
LATITUDE (degrees/minutes/seconds) 40 ° 41 ' 34.01 "		LONGITUDE (degrees/minutes/seconds) 73 ° 58 ' 52.92 "		
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
101 Fleet Place			2061	100 0.46
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 : <u>N/A</u> 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

None

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 Jacob Kohn			
ADDRESS 40 Oser Avenue, Suite 4			
CITY/TOWN Hauppauge		ZIP CODE 11788	
PHONE 917-846-1115	FAX	E-MAIL kohnjacob@gmail.com	
NAME OF REQUESTOR'S CONSULTANT James M. Bellew			
ADDRESS 237 West 37th Street, 16th Floor			
CITY/TOWN New York		ZIP CODE 10123	
PHONE 646-277-5686	FAX	E-MAIL JBellew@haleyaldrich.com	
NAME OF REQUESTOR'S ATTORNEY Christine Leas of Sive Paget & Riesel, P.C.			
ADDRESS 560 Lexington Avenue			
CITY/TOWN New York		ZIP CODE 10022	
PHONE 646-378-7267	FAX 212-421-2035	E-MAIL cleas@sprlaw.com	
Section VI. Current Property Owner/Operator Information – if not a Requestor			
CURRENT OWNER'S NAME See Requestor		OWNERSHIP START DATE: 12/09/2021	
ADDRESS See Requestor			
CITY/TOWN See Requestor		ZIP CODE See Requestor	
PHONE See Requestor	FAX See Requestor	E-MAIL kohnjacob@gmail.com	
CURRENT OPERATOR'S NAME Vacant			
ADDRESS 101 Fleet Place			
CITY/TOWN Brooklyn		ZIP CODE 11201	
PHONE N/A	FAX N/A	E-MAIL N/A	
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 _____

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? R6 and C6-4 DB

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

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

☒ Yes ☐ No

Yes. According to the New York City Planning Commission Zoning Map 16c, the site is located within a residential and commercial zoning district (R6 and C6-4 DB)

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

Please refer to attachment.

XI. Statement of Certification and Signatures

(By requestor who is an individual)

If this application is approved, I hererby 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)

Authorized

101 Fleet Holding LLC, 101 Fleet Realty LLC, and

I hereby affirm that I am Representative (title) of 101 Fleet Place 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: 12/17/21 Signature: _____

Print Name: Jacob Kohn

SUBMITTAL INFORMATION:

- **Two (2) copies**, one paper copy of the application form with original signatures and table of contents, and one complete electronic copy in final, non-fillable 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

PLEASE DO NOT SUBMIT PAPER COPIES OF SUPPORTING DOCUMENTS. Please provide a hard copy of **ONLY** the application form and a table of contents.

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 12

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

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: 101 Fleet Place Redevelopment
City: Brooklyn

Site Address: 101 Fleet Place
County: Kings **Zip:** 11201

Tax Block & Lot
Section (if applicable): **Block:** 2061 **Lot:** 100

Requestor Name: 101 Fleet Place LLC, 101 Fleet Realty LLC, and 101 Fleet Holding LLC **Requestor Address:** 40 Oser Avenue, Suite 4
City: Hauppauge **Zip:** 11788 **Email:** kohnjacob@gmail.com

Requestor's Representative (for billing purposes)
Name: Jacob Kohn **Address:** 40 Oser Avenue, Suite 4
City: Hauppauge **Zip:** 11788 **Email:** kohnjacob@gmail.com

Requestor's Attorney
Name: Christine Leas of Sive Paget & Riesel, P.C. **Address:** 560 Lexington Avenue
City: New York **Zip:** 10022 **Email:** cleas@sprlaw.com

Requestor's Consultant
Name: James M. Bellew **Address:** 237 West 37th Street, 16th Floor
City: New York **Zip:** 10123 **Email:** JBellew@haleyaldrich.com

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:

Table of Contents

ATTACHMENT A Section I: Requestor Information.....	1
SECTION I: REQUESTOR INFORMATION.....	2
ATTACHMENT B Section II: Project Description	2
SECTION II: PROJECT DESCRIPTION	3
ATTACHMENT C Section III: Property’s Environmental History	5
SECTION III.1: Reports.....	6
SECTION III.2: Sampling Data	9
Section III.2: Sampling Data Analytical Results Summary Tables.....	11
SECTION III.3: Sampling Data	12
Figures from October 2021 Limited Phase II Environmental Site Investigation for impacted medium which includes all information requested in Application Section III.3 (Figures 1-2)	13
SECTION III.4: Past Land Uses	14
ATTACHMENT D Section IV: PROPERTY INFORMATION	15
Section IV: PROPERTY DESCRIPTION NARRATIVE	16
Section IV.3: EN-ZONE.....	17
Section IV.5: ENVIRONMENTAL ASSESSMENT	17
ATTACHMENT E Section VI: CURRENT PROPERTY OWNER/OPERATOR INFORMATION	19
Section VI: CURRENT PROPERTY OWNER/OPERATOR INFORMATION	20
ATTACHMENT F Section VII: REQUESTOR ELIGIBILITY INFORMATION	21
Section VII: REQUESTOR ELIGIBILITY INFORMATION.....	22
ATTACHMENT G Section IX: CONTACT LIST INFORMATION AND ACKNOWLEDGEMENT FROM REPOSITORY	23
Section IX – CONTACT LIST INFORMATION.....	24
Section IX: Request from Brooklyn Public Library – Walt Whitman Branch to Act as Document Repository	27
Section IX: Request to Brooklyn Community Board 2 Regarding to Act as Document Repository	28
ATTACHMENT H Section X: LAND USE FACTORS	29
Section X: LAND USE FACTORS.....	30
ATTACHMENT I Supplemental Questions Sections:.....	31
Sites Seeking Tangible Property Credits in NYC	31
ATTACHMENT I: SUPPLEMENTAL QUESTIONS SECTION: SITES SEEKING TANGIBLE PROPERTY CREDITS IN NYC	32

ATTACHMENT A

Section I: Requestor Information

SECTION I: REQUESTOR INFORMATION

The Requestors for this BCP Application include the following: 101 Fleet Place LLC, 101 Fleet Realty LLC, and 101 Fleet Holding LLC, New York State Limited Liability Corporations. 101 Fleet Place LLC is the managing entity on behalf of 101 Fleet Realty LLC and 101 Fleet Holding LLC. A copy of the organizational chart identifying members of the Requestor entities is provided as an attachment. Jacob Kohn is an authorized representative for 101 Fleet Place LLC, 101 Fleet Realty LLC, and 101 Fleet Holding LLC.

The contact information for the Requestors is as follows:

Jacob Kohn, Member
40 Oser Avenue, Suite 4
Hauppauge, New York 11788
Phone: (917) 846-1115
Email: kohnjacob@gmail.com
Fax: N/A

The proposed Brownfield Cleanup Program (BCP) site is currently owned by 101 Fleet Realty LLC and 101 Fleet Holding LLC, which are New York State Limited Liability Corporations. A deed dated 9 December 2021 was submitted for recording, however, is not yet available on ACRIS. A copy of the deed is included as an attachment in this application in *Section VI: Current Property Owner/Operator Information*.

101 Fleet Place LLC is the managing entity on behalf of 101 Fleet Realty LLC and 101 Fleet Holding LLC, the property owners. The current members of 101 Fleet Place LLC are as follows:

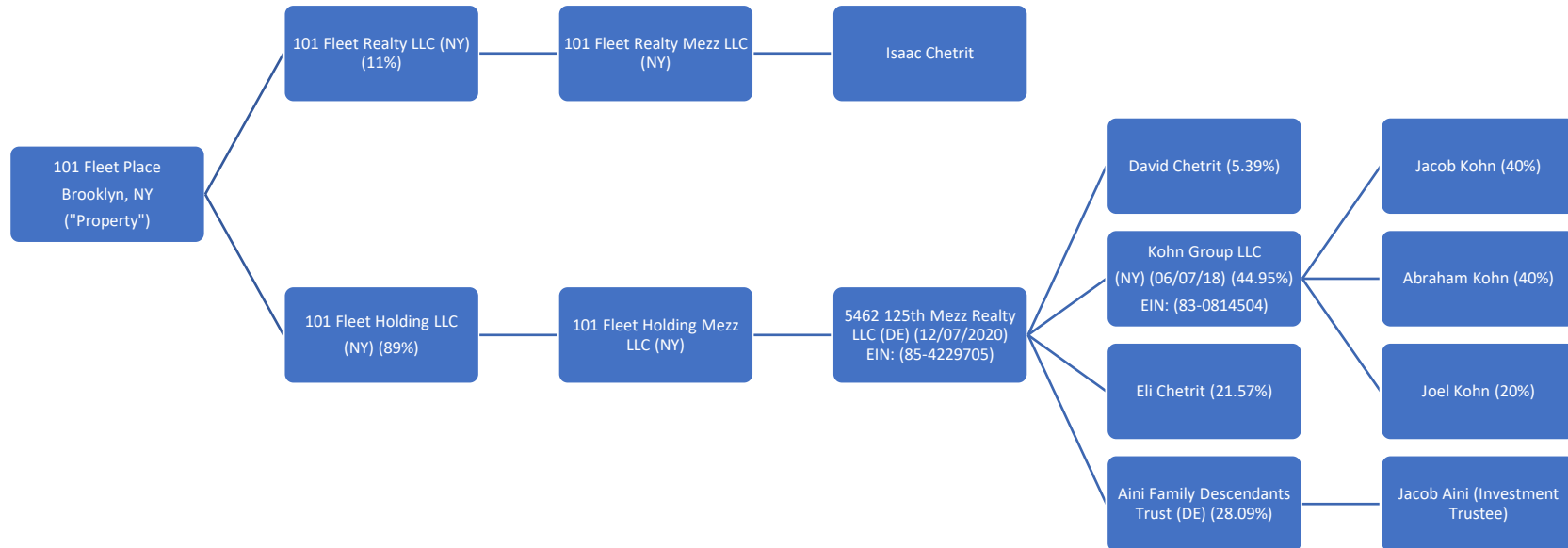
- Jacob Kohn
- Abraham Kohn
- Joel Kohn

A printout of the entity information from the NYS Department of State's Corporation & Business Entity Database for 101 Fleet Place LLC, 101 Fleet Realty LLC, and 101 Fleet Holding LLC (the Requestors) are included in this attachment.

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

The Requestors certify they are a Volunteer. The Requestors or its affiliated entities do not have nor have they ever had a relationship with the past owners or operators of the site that caused the existing contamination.

ORGANIZATIONAL CHART
for 101 FLEET PLACE BROOKLYN NY



Department of State

Division of Corporations

Entity Information

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

Entity Details

ENTITY NAME: 101 FLEET PLACE LLC

DOS ID: 6308421

FOREIGN LEGAL NAME:

FICTITIOUS NAME: 101 FLEET PLACE LLC

ENTITY TYPE: DOMESTIC LIMITED LIABILITY COMPANY

DURATION DATE/LATEST DATE OF DISSOLUTION:

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

ENTITY STATUS: Active

DATE OF INITIAL DOS FILING: 10/21/2021

REASON FOR STATUS:

EFFECTIVE DATE INITIAL FILING: 10/21/2021

INACTIVE DATE:

FOREIGN FORMATION DATE:

STATEMENT STATUS: CURRENT

COUNTY: Suffolk

NEXT STATEMENT DUE DATE: 10/31/2023

JURISDICTION: New York, United States

NFP CATEGORY:

[ENTITY DISPLAY](#)[NAME HISTORY](#)[FILING HISTORY](#)[MERGER HISTORY](#)[ASSUMED NAME HISTORY](#)

Service of Process Name and Address

Name: Jacob Kohn

Address: Iconix, 40 Oser Avenue STE 4, Hauppauge, NY, United States, 11788

Chief Executive Officer's Name and Address

Name:

Address:

Principal Executive Office Name and Address

Name:

Address:

Registered Agent Name and Address

Name:

Address:

Entity Primary Location Name and Address

Name:

Address:

Department of State

Division of Corporations

Entity Information

Entity Details

ENTITY NAME: 101 FLEET HOLDING LLC	DOS ID: 6327985
FOREIGN LEGAL NAME:	FICTITIOUS NAME:
ENTITY TYPE: DOMESTIC LIMITED LIABILITY COMPANY	DURATION DATE/LATEST DATE OF DISSOLUTION:
SECTIONOF LAW: LIMITED LIABILITY COMPANY LAW - 203 LIMITED LIABILITY COMPANY LAW - LIMITED LIABILITY COMPANY LAW	ENTITY STATUS: Active
DATE OF INITIAL DOS FILING: 11/15/2021	REASON FOR STATUS:
EFFECTIVE DATE INITIAL FILING: 11/15/2021	INACTIVE DATE:
FOREIGN FORMATION DATE:	STATEMENT STATUS: CURRENT
COUNTY: Albany	NEXT STATEMENT DUE DATE: 11/30/2023
JURISDICTION: New York, United States	NFP CATEGORY:

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

Service of Process Name and Address

Name: THE LIMITED LIABILITY COMPANY

Address: 90 STATE STREET, SUITE 700 BOX 10, ALBANY, NY, United States, 12207

Chief Executive Officer's Name and Address

Name:

Address:

Principal Executive Office Address

Address:

Registered Agent Name and Address

Name:

Address:

Entity Primary Location Name and Address

Name:

Address:

Farmcorpflag

Is The Entity A Farm Corporation: No

Stock Information

Share Value	Number Of Shares	Value Per Share

Department of State

Division of Corporations

Entity Information

Entity Details

ENTITY NAME: 101 FLEET REALTY LLC	DOS ID: 6329189
FOREIGN LEGAL NAME:	FICTITIOUS NAME:
ENTITY TYPE: DOMESTIC LIMITED LIABILITY COMPANY	DURATION DATE/LATEST DATE OF DISSOLUTION:
SECTIONOF LAW: LIMITED LIABILITY COMPANY LAW - 203 LIMITED LIABILITY COMPANY LAW - LIMITED LIABILITY COMPANY LAW	ENTITY STATUS: Active
DATE OF INITIAL DOS FILING: 11/16/2021	REASON FOR STATUS:
EFFECTIVE DATE INITIAL FILING: 11/16/2021	INACTIVE DATE:
FOREIGN FORMATION DATE:	STATEMENT STATUS: CURRENT
COUNTY: Albany	NEXT STATEMENT DUE DATE: 11/30/2023
JURISDICTION: New York, United States	NFP CATEGORY:

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

Service of Process Name and Address

Name: THE LIMITED LIABILITY COMPANY

Address: 25 West 36th Street, 2nd Floor, New York, NY, United States, 10018

Chief Executive Officer's Name and Address

Name:

Address:

Principal Executive Office Address

Address:

Registered Agent Name and Address

Name:

Address:

Entity Primary Location Name and Address

Name:

Address:

Farmcorpflag

Is The Entity A Farm Corporation: No

Stock Information

Share Value	Number Of Shares	Value Per Share

ATTACHMENT B

Section II: Project Description

SECTION II: PROJECT DESCRIPTION

The purpose of the project is to redevelop an underutilized and contaminated property in addition to implementing remedial measures to protect human health and the environment. The site is an irregular-shaped lot and is improved with a one-story building with an open courtyard in the southern region. The building does not include a cellar level. The site is currently vacant and was most recently occupied by the Duffield Children Center which operated as a 3K through Pre-K children's center (operations ceased early November 2021).

While the development plans are conceptual at this time, the planned project will consist of constructing a new 21-story residential building with one-level cellar encompassing the entire site footprint, including affordable housing. The new development is anticipated to extend approximately 12 feet below ground surface (ft bgs).

The proposed project will include:

1. Demolition of the existing 1-story building to facilitate the remedial investigation
2. A remedial investigation to characterize the nature and extent of contamination and identify remedial measures
3. Excavation and off-site disposal of contaminated soil, and
4. Implementation of remedial measures, as required, in tandem with site-wide redevelopment

According to the New York City Planning Commission Zoning Map 16c, the site is located within residential and commercial zoning district (R6 and C6-4 DB). The proposed development of this property is consistent with the current zoning. The applicable zoning map is included as an attachment.

The site is listed with an environmental E-Designation (E-539) for hazardous materials, noise (window wall attenuation and alternative means of ventilation), and air quality (HVAC limited to natural gas and exhaust stack location limitations) resulting from a City Environmental Quality Review (CEQR) effective 10 December 2019 (CEQR #19DCP069K). Satisfaction of the E-Designation requirements is subject to review and approval by the New York City Mayor's Office of Environmental Remediation (NYCOER) to obtain a Notice to Proceed (NTP) or a Notice of No Objection (NNO) prior to obtaining building permits.

The Requestors seek to enter the New York State Department of Environmental Conservation (NYSDEC) BCP at the investigation stage. A Phase I Environmental Site Assessment (ESA) was completed January 2018 by Tenen Environmental, and a Limited Phase II Environmental Site Investigation (ESI) was completed by Haley & Aldrich of New York in October 2021. The Phase I ESA and Limited Phase II ESI letter report are included in this BCP Application in electronic format.

Upon review of the analytical results of the Limited Phase II ESI, the project is seeking entry into the NYSDEC BCP due to, among other things, elevated levels of heavy metals and semi-volatile organic compounds (SVOCs), specifically polycyclic aromatic hydrocarbons (PAHs) identified in soil, as well as chlorinated volatile organic compound (CVOCs) in soil vapor. While the Limited Phase II ESI provided preliminary site characterization data, it did not fully determine the nature and extent of contamination. Requestors are, therefore, also submitting for NYSDEC approval a Draft Remedial Investigation Work Plan (RIWP) along with this BCP Application.

Once NYSDEC approves Requestors' BCP Application as being ready for public comment and Requestors' Draft RIWP as being sufficient to determine the nature and extent of contamination at the site, the

Requestors ask that public comment be solicited upon the Draft RIWP simultaneously with comment upon its BCP Application.

Project Schedule

It is anticipated that, once Requestors are accepted into the BCP and the RIWP is approved by the Department, the Remedial Investigation will commence. During the investigation/remedial design phase a Change of Use and/or an Interim Remedial Measure (IRM) will be pursued to facilitate the timing requirements of the 421-a affordable housing program. Implementation of the IRM/ Change of Use is anticipated to begin 2 to 3 months following acceptance into the BCP. Implementation of the remedy would start within 6 to 8 months following acceptance of the Remedial Investigation Report by NYSDEC. It is anticipated the remedy would be completed by late 2022. A tentative projected schedule is below.

Task	Start	End	2021		2022												2023			
			Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sep	Oct	Nov	Dec	Jan	Feb	March	April
Application Execution, Permitting, Demolition, Remedial Investigation, Remedy Design	11/1/2021	6/30/2022																		
Submittal of IRM WP/ Change in Use (Inc. DEC Review)	1/1/2022	2/28/2022																		
Implement IRM WP/ Change of Use - Building Demo & Foundation Element	3/1/2022	6/15/2022																		
Remedy Implementation	7/1/2022	12/31/2021																		
Preparation of FER and SMP	12/1/2022	1/30/2023																		
NYSDEC & NYSDOH Review of FER & SMP	1/31/2023	3/17/2023																		
NYSDEC Issues COC	3/18/2023	4/17/2023																		

Notes:

FER = Final Engineering Report

IRM WP = Interim Remedial Measure Work Plan

SMP = Site Management Plan

COC = Certificate of Completion

Click blue outline on map to view diagram of proposed zoning change



NOTE: STREETS FOR THE DOWNTOWN BROOKLYN STREET MAP CHANGES (C 030514MMK - C 030516MMK) ARE SHOWN ON THIS MAP PRIOR TO BECOMING EFFECTIVE IN ORDER TO LOCATE ZONING DISTRICT BOUNDARIES.

C1-1 C1-2 C1-3 C1-4 C1-5 C2-1 C2-2 C2-3 C2-4 C2-5
NOTE: Where no dimensions for zoning district boundaries appear on the zoning maps, such dimensions are determined in Article VII, Chapter 6 (Location of District Boundaries) of the Zoning Resolution.

ZONING MAP

THE NEW YORK CITY PLANNING COMMISSION

Major Zoning Classifications:

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

R - RESIDENTIAL DISTRICT

C - COMMERCIAL DISTRICT

M - MANUFACTURING DISTRICT

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

AREA(S) REZONED

Effective Date(s) of Rezoning:

05-27-2021 C 210049 ZMK

Special Requirements:

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

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

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

MAP KEY

12b	12d	13b
16a	16c	17a
16b	16d	17b

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

ZONING
MAP 16c

ATTACHMENT C

Section III: Property's Environmental History

SECTION III.1: REPORTS

The following reports were prepared for the site prior to the Requestors' application:

1. January 2018 Phase I Environmental Site Assessment (ESA), prepared by Tenen Environmental
2. 28 October 2021 Limited Phase II Environmental Site Assessment, prepared by Haley & Aldrich of New York
3. 1 December 2021 Phase I ESA, prepared by Haley & Aldrich of New York

Environmental reports are summarized below and are included as separate standalone files on the attached USB.

January 2018 Phase I Environmental Site Assessment

Prepared by Tenen Environmental

Tenen Environmental prepared a Phase I ESA in January 2018 for the property located at 101 Fleet Place, Brooklyn, New York (Block 2061, Lot 100) for the purpose of identifying Recognized Environmental Conditions (RECs) in connection with the site. As identified in the Phase I ESA, the site was developed as early as the late 1880s. In the late 1880s, the site was divided into multiple lots with multiple residential-use buildings and a church. By 1915, the church was replaced with four residential buildings, and by 1938 this site was vacant. By 1969, the site was redeveloped with the existing one-story building identified as, "N.Y. Telephone Co. Garage." Records indicate the site operated as a garage from 1969 until 1993 when it was converted into a childcare center. The site has operated as a childcare center since the early 1990's and occupied by the Duffield Children Center.

The Phase I ESA revealed no RECs in connection with the site; however, a Historic REC (HREC) associated with six closed/removed underground storage tanks (USTs) and a closed spill in connection with the site were identified. According to historical databases, one, 1,200-gallon #2 fuel oil and five, 550-gallon gasoline USTs were closed/removed from the site in 1993. A spill of an unknown quantity of gasoline was also reported to the NYSDEC on 8 June 1989 (Spill No. 8902455) due to a tank test failure and reported air pressure loss. The spill case was closed by the NYSDEC on 23 June 2004.

28 October 2021 Limited Phase II Environmental Site Assessment

Prepared by Haley & Aldrich of New York

Haley & Aldrich of New York completed a limited sampling event at the site to investigate soil and soil vapor quality beneath the site. The investigation was performed on 4 October 2021 and included installation of eight soil borings up to 10 feet below grade surface, installation of two temporary soil vapor probes, and collection of soil and soil vapor samples. A total of eight soil samples and two soil vapor samples were collected. Field observations and laboratory analytical results are summarized below:

Soil

Urban fill generally consisting of dark brown to olive, coarse to medium sand with varying amounts of glass, gravel, brick, asphalt, cinder, and silt was observed from surface grade to the boring terminus (up to 10 ft bgs) in each soil boring. No apparent subsurface impacts were observed, including odors and staining, and photoionization detector (PID) readings of non-detect at 0.0 parts per million (ppm) were recorded.

Soil samples were analyzed for volatile organic compounds (VOCs), SVOCs, and total metals. Soil samples from two borings were also analyzed for total and toxicity characteristic leaching procedure (TCLP) lead. Six SVOCs including benzo(a)anthracene, benzo(a)pyrene, benzo(b)fluoranthene, chrysene, dibenzo(a,h)anthracene, and indeno(1,2,3-cd)pyrene were identified above NYSDEC Title 6 of the Official Compilation of New York Codes, Rules, and Regulations (6NYCRR) Part 375 Restricted-Residential Use Soil Cleanup Objectives (RRSCOs) in multiple shallow soil samples. The VOC, 2-Butanone, was identified at a concentration above the UUSCO in one soil sample collected. Metals including lead and mercury were detected above RRSCOs. Concentrations of TCLP lead did not exceed the USEPA Resource Conservation and Recovery Act (RCRA) Characteristics of Hazardous Waste.

Soil Vapor

Total benzene, toluene, ethylbenzene, and xylene (BTEX) concentrations ranged between 16.79 µg/m³ in SV2 to 28.21 µg/m³ in SV1. The VOC, 2-butanone, was detected in SV1 and SV2, at a maximum concentration of 80.5 µg/m³ in SV1. Two chlorinated VOCs, trichloroethene (TCE) and tetrachloroethene (PCE), were detected in soil vapor samples SV1 (TCE only) and SV2 (TCE and PCE). TCE was detected in SV1, at a concentration of 6.77 µg/m³; and, tetrachloroethene (PCE) was detected in soil vapor samples SV1 and SV2 with a maximum concentration of 5.56 µg/m³ in SV1. With the exception of TCE and PCE, concentrations of chlorinated VOCs were not detected in soil vapor samples.

1 December 2021 Phase I Environmental Site Assessment

Prepared by Haley & Aldrich of New York

Haley & Aldrich of New York prepared a Phase I ESA on behalf of 101 Fleet Realty LLC and 101 Fleet Holding LLC (purchaser) for the site located at 101 Fleet Place, Brooklyn, New York (Block 2061, Lot 100) for the purpose of identifying RECs in connection with the site. At the time of the site reconnaissance on 29 November 2021, the site was vacant. The following RECs were identified in the Phase I ESA:

- REC #1: Former Use of the Subject Site as an Auto Garage

Historic records indicate the former use of the site as a one-story “N.Y. Telephone Co. Garage” spanning the entire tax lot from about 1969 until 1993. In addition, the facility had documented bulk petroleum storage (including #2 fuel oil and gasoline) at the property until the garage operations ceased in 1993.

- REC #2: Documented Contamination in Soil & Soil Vapor at the Subject Site

A Phase II ESI performed by Haley & Aldrich in October 2021 identified contamination in soil (including SVOCs) and soil vapor (specifically petroleum-related compounds and chlorinated VOCs) beneath the site. The contamination in urban fill was widely distributed throughout the subject site to depths up to 6 feet below grade surface (bgs) and is consistent with characteristics of urban fill found throughout the New York City area.

The following HREC was identified:

- HREC #1: Former Petroleum Bulk Storage at the Subject Site and Closed NYSDEC Spill Case

According to historical databases, one, 1,200-gallon #2 fuel oil and five, 550-gallon gasoline USTs were closed/removed from the site in 1993. This correlates with the timeframe of when the former “N.Y. Telephone Co. Garage” vacated the site, the property was sold, and the building was converted into a childcare center.

In addition, while the site operated as a garage, a spill of an unknown quantity of gasoline was reported to the NYSDEC on 8 June 1989 (Spill No. 8902455) due to a tank test failure and reported air pressure loss in a 2,000-gallon tank and four, 550-gallon tanks. The spill case was administratively closed by the NYSDEC 04 March 2003 due to the nature of the spill and extent of the report. On 17 February 2004, NYSDEC reopened the spill case because a file existed in the NYSDEC database. On 23 June 2004, NYSDEC administratively closed the spill case following review of the file without further required actions or remediation.

The following other notable findings and/or de minimis conditions were identified:

- De Minimis Condition #1: De minimis staining on the impervious surface was observed in the first floor janitorial closet. The staining appeared to be related to paint and/or general housekeeping, and no evidence of a release to the subsurface was observed.

- Other Finding #1: New York City E-Designation

The site was assigned E-Designation E-539 – 101 Fleet Place Rezoning Action as a result of a City Environmental Quality Review effective 10 December 2019 (CEQR #19DCP069K). The requirements under the E-Designation program are satisfaction of the requirements for hazardous materials, noise (window wall attenuation and alternative means of ventilation), and air quality (HVAC limited to natural gas and exhaust stack location limitations).

- Other Finding #2: Former Use of the Northeast-Adjacent Property as Dry Cleaning Facility & Documented Remediation

Historic records indicate the former use of the northeast-adjacent property located at 166-180 Myrtle Avenue as a dry cleaning facility in 1969. Dry cleaning operations typically utilize hazardous materials including chlorinated solvents, that if not stored properly, have the potential to leak/spill and impact the subsurface. This property was also listed in NY Voluntary Cleanup Program (VCP) and NY BCP databases for the remediation of contaminated soil, groundwater and soil vapor. Based on previous subsurface investigations performed at the property in 2007 and 2013, groundwater and soil vapor beneath the property was impacted with chlorinated VOCs, requiring the implementation of engineering and institutional controls post-remediation.

- Other Finding #3: Off-Site Monitoring Wells Adjacent to Subject Site

During the site reconnaissance on 29 November 2021, two environmental-related monitoring wells were observed in the sidewalk adjacent to the subject site along Fleet Place.

SECTION III.2: SAMPLING DATA

See Application Section III.2 for overview tables of the sampling data from the Limited Phase II ESI conducted on 04 October 2021. Laboratory Analytical Reports are included as attachments to the 28 October 2021 Limited Phase II ESI, prepared by Haley & Aldrich of New York. The findings of the Phase II investigation are as follows:

Soil

Soil analytical results were compared to NYSDEC 6 NYCRR Part 375 UUSCOs and RRSCOs.

Multiple SVOCs, specifically polycyclic aromatic hydrocarbons (PAHs), were identified in shallow soil samples exceeding the RRSCOs. Six SVOCs including benzo(a)anthracene (maximum concentration 5.9 milligrams per kilogram [mg/kg] in B5 3-5'), benzo(a)pyrene (maximum concentration 5.5 mg/kg in B5 3-5'), benzo(b)fluoranthene (maximum concentration 7.1 mg/kg in B5 3-5'), chrysene (maximum concentration 5.5 mg/kg in B2 4-6'), dibenzo(a,h)anthracene (maximum concentration 0.84 mg/kg B5 3-5'), and indeno(1,2,3-cd)pyrene (maximum concentration 3.7 mg/kg in B5 3-5') were identified above RRSCOs in multiple shallow soil samples.

One VOC, 2-Butanone, was identified at a concentration above the UUSCO in B5 from 3-5' (concentration of 0.19 mg/kg).

Two metals including lead (maximum concentration 1640 mg/kg in B7 3-5'), and mercury (maximum concentration 1.99 mg/kg in B2 1-3') were identified above RRSCOs in multiple shallow soil samples. TCLP lead was detected in B2 (1-3') at a concentration of 1.17 milligrams per liter (mg/L) and in B7 (3-5') at 0.907 mg/L, however, the concentrations did not exceed the USEPA Resource Conservation and Recovery Act (RCRA) Characteristics of Hazardous Waste limit of 5 mg/L.

Groundwater

Groundwater samples were not collected during the Limited Phase II ESI however it will be sampled during the remedial investigation.

Soil Vapor

The following summarizes maximum concentrations of petroleum-related VOC contaminants (i.e. BTEX), chlorinated VOC contaminants and 2-butanone detected in soil vapor samples:

Soil Vapor

The following summarizes maximum concentrations of chlorinated VOC concentrations in soil vapor samples collected:

- TCE: 6.77 $\mu\text{g}/\text{m}^3$ in SV1
- PCE: 5.56 $\mu\text{g}/\text{m}^3$ in SV1

The following summarizes maximum concentrations of petroleum-related VOC concentrations (BTEX) in soil vapor samples collected:

- Benzene: 14.2 $\mu\text{g}/\text{m}^3$ in SV1
- Toluene: 6.63 $\mu\text{g}/\text{m}^3$ in SV1
- Ethylbenzene: 1.69 $\mu\text{g}/\text{m}^3$ in SV1
- p/m Xylene: 4.14 $\mu\text{g}/\text{m}^3$ in SV2

- o-Xylene: 2.22 $\mu\text{g}/\text{m}^3$ in SV2
- Total BTEX: 28.21 $\mu\text{g}/\text{m}^3$ in SV1

In addition, 2-butanone was detected at a maximum concentration of 80.5 $\mu\text{g}/\text{m}^3$ in SV1.

Tables summarizing analytical results are attached. Please also refer to the attached USB drive containing the full Phase II ESI Letter Report submitted in October 2021.

Section III.2: Sampling Data

Analytical Results Summary Tables

Soil Summary Table

Analytes > RRSCO	Detections > RRSCOs	Max Concentration (ppm)	RRSCO (ppm)	Depth (ft bgs)
Benzo(a)anthracene	6	5.9	1	3-5
Benzo(a)pyrene	6	5.5	1	3-5
Benzo(b)fluoranthene	6	7.1	1	3-5
Chrysene	6	5.5	3.9	4-6
Dibenzo(a,h)anthracene	6	0.84	0.33	3-5
Indeno(1,2,3-cd)pyrene	7	3.7	0.5	3-5
Lead	5	1640	400	3-5
Mercury	5	1.99	0.81	1-3

Soil Vapor Summary Table

Analytes	Total Detections	Max. Detection ($\mu\text{g}/\text{m}^3$)	Type
Trichloroethene	1	6.77	Soil Vapor
Tetrachloroethene	2	5.56	Soil Vapor
Benzene	2	14.2	Soil Vapor
Toluene	2	6.63	Soil Vapor
Ethylbenzene	2	1.69	Soil Vapor
p/m-Xylene	2	4.14	Soil Vapor
o-Xylene	2	2.22	Soil Vapor
Total BTEX	2	28.1	Soil Vapor
2-Butanone	2	80.5	Soil Vapor

Notes:

Ft bgs = Feet below grade surface

ppm= Parts per million

RRSCO = NYSDEC Restricted-Residential Use Soil Cleanup Objective

$\mu\text{g}/\text{m}^3$ = Microgram per cubic meter

SECTION III.3: SAMPLING DATA

For each impacted medium above, see attached Figures 1-2 below from the October 2021 Limited Phase II ESI prepared by Haley & Aldrich which include detailed information requested in Application Section III.3.

Figures from October 2021 Limited Phase II Environmental Site Investigation for impacted medium which includes all information requested in Application Section III.3 (Figures 1-2)

GIS FILE PATH: C:\Users\hwacholz\Documents\working\101 Fleet Place\GIS\Maps\2021_09\0000000_000_0000_ SITE_PLAN.mxd — USER: hwacholz — LAST SAVED: 9/20/2021 2:45:18 PM

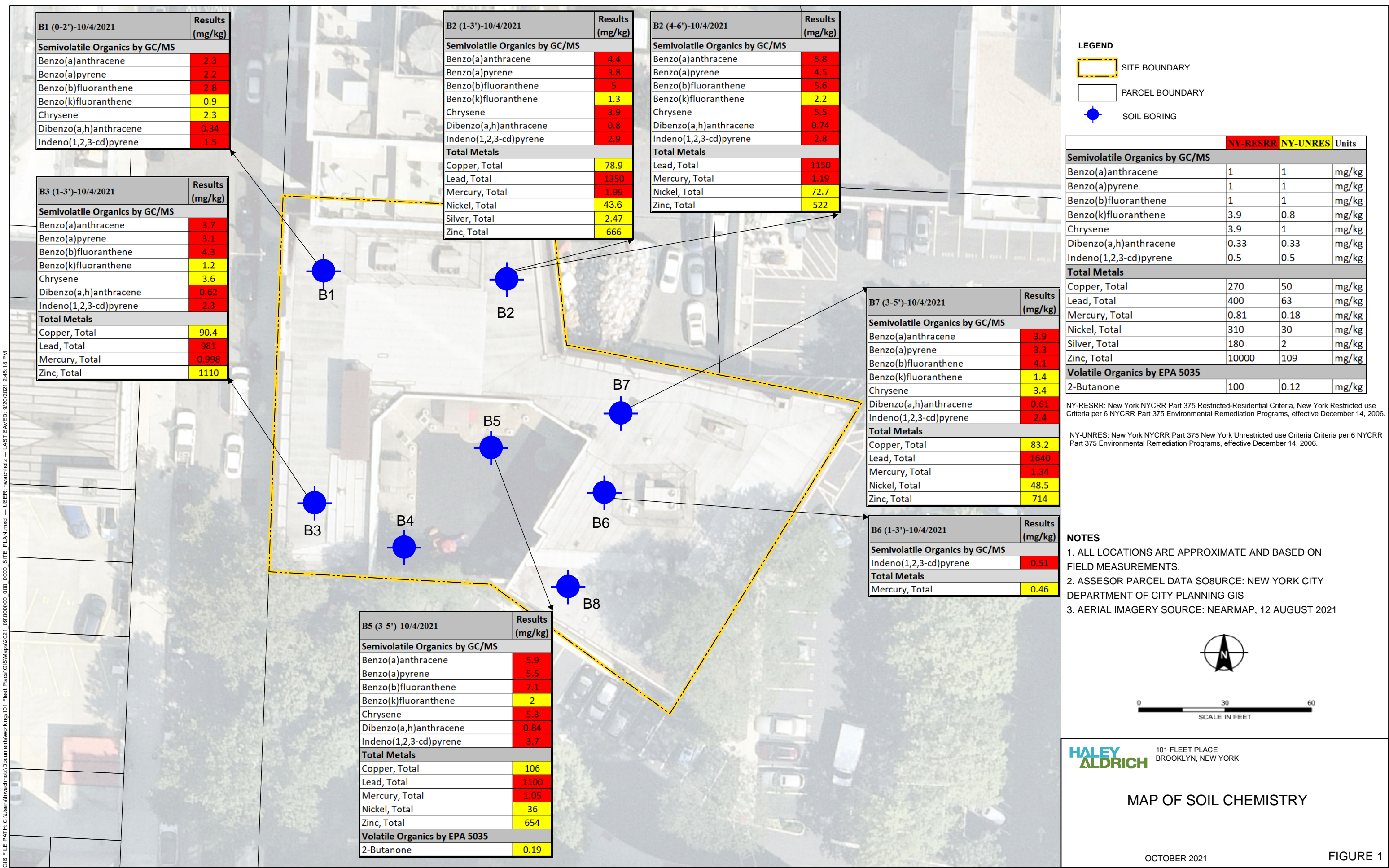


FIGURE 2

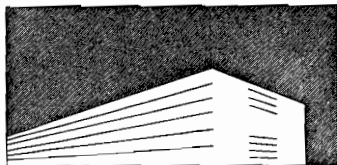
SV1-10/4/2021	Result (µg/m ³)
Trichloroethene	6.77

SECTION III.4: PAST LAND USES

Based on the findings of the Phase I ESA dated 1 December 2021, the site was developed as early as the late 1880s. As shown in a Sanborn Map dated 1887, the site was sub-divided into multiple lots including residential-use developments and the First A.M.E. Zion church. By 1915, the church was razed and replaced with 2- to 4-story residential buildings and a junkyard is depicted in the southeast corner of the subject site. Between 1938 and 1950, the site included vacant lots and/or vacant commercial buildings. Based on a review of aerial photographs, the one-story building on site may have been constructed between 1951 and 1954. As early as 1969, the site was redeveloped with the one-story building occupied by “N.Y. Telephone Co. Garage” spanning the entire tax lot. Historic records indicate the site operated as the “N.Y. Telephone Co. Garage.” from at least 1969 until 1993 when the building was converted into a childcare center. Historic aerial photographs indicate a modification to the building footprint to accommodate construction of the open-air courtyard in the southern region of the site sometime between 1991 and 1994. Based on a Certificate of Occupancy dated 20 May 1993 and interview with a key site manager, the site operated as a childcare center from 1993 through early November 2021. The daycare center provided care services for children under the age of 2 through 6 years of age. The site is currently vacant..

Records for historic bulk petroleum storage (PBS No. 2-344176) including one, 1,200-gallon #2 fuel oil and five, 550-gallon gasoline USTs were identified at the site. Per to NYSDEC Petroleum Bulk Storage (PBS) database, dates of installation were not provided. A spill of an unknown quantity of gasoline was also reported to the NYSDEC on 8 June 1989 (Spill No. 8902455) due to a tank test failure and reported air pressure loss. The spill case was closed by the NYSDEC on 23 June 2004. The six USTs were closed and removed in March 1993 when the building was sold. The updated PBS record and spill record provided by NYSDEC are included as attachments.

REAL ESTATE



WRITER'S DIRECT TELEPHONE NUMBER

(201) 488- 4896

Hampshire Management Company

March 17, 1993

NYS DEC - R2
Hunters Point Plaza
47-40 21st Street
Long Island City, New York 11101

Attention: PBS Unit

Re: 101 Fleet Place
Brooklyn, New York

To Whom It May Concern:

Enclosed please find the Petroleum Bulk Storage Application which you forwarded to us for completion. The tanks were removed and the property has been sold; therefore, we are sending the application back to you.

If you have any questions or comments, please do not hesitate to contact me.

Sincerely,

HAMPSHIRE MANAGEMENT COMPANY


Kevin P. Welsh
Vice President

KPW/mc

Enclosure



NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
DIVISION OF WATER • BUREAU OF SPILL PREVENTION AND RESPONSE

PETROLEUM BULK STORAGE APPLICATION

Pursuant to the Petroleum Bulk Storage Law,
Article 17, Title 10 of ECL; and 6 NYCRR 612-614.

(Continued on Reverse Side—Please Be Sure to Complete Section B)

SECTION A—See Instructions on Cover Sheet

RETURN COMPLETED FORM & FEE TO:

NYS DEC - R2, ATTN: PBS UNIT
HUNTERS POINT PLAZA
47-40 21st STREET
LONG ISLAND CITY, NY 11101
(718) 482-4933



Please Type or Print Clearly
and Complete All Items

PBS NUMBER 2-344176 Indicate Other Existing DEC Numbers, if any, for this Facility: CBS Number: SPDES Number: TRANSACTION TYPE (Check all that apply) NOTE: Transaction Types 1, 2 and 5 require a fee. 1. <input type="checkbox"/> Initial/ New Facility 2. <input type="checkbox"/> Change of Ownership 3. <input checked="" type="checkbox"/> Substantial Tank Modification 4. <input type="checkbox"/> Information Correction 5. <input checked="" type="checkbox"/> Renewal	FACILITY	NAME NEW YORK TELEPHONE		TYPE OF PETROLEUM FACILITY: (Check all that apply) A. <input type="checkbox"/> Storage Terminal/Petroleum Distributor B. <input type="checkbox"/> Retail Gasoline Sales C. <input type="checkbox"/> Other Retail Sales D. <input type="checkbox"/> Manufacturing E. <input type="checkbox"/> Utility F. <input type="checkbox"/> Trucking/Transportation G. <input type="checkbox"/> Apartment Building H. <input type="checkbox"/> School I. <input type="checkbox"/> Farm J. <input type="checkbox"/> Private Residence K. <input type="checkbox"/> Airline (Air Taxi) L. <input type="checkbox"/> Other (Specify)		
		LOCATION (Not P.O. Boxes) 101 FLEET PLACE		LOCATION (Continued)		
		CITY/TOWN/VILLAGE BROOKLYN	STATE NY	ZIP CODE 11201		
		COUNTY KINGS	TOWNSHIP OR CITY NEW YORK CITY			
OWNER	NAME OF OPERATOR AT FACILITY NEW YORK TELEPH		FACILITY TELEPHONE NUMBER 718 330-8383		I hereby certify under penalty of perjury that the information provided on this form is true to the best of my knowledge and belief. False statements made herein are punishable as a Class A misdemeanor pursuant to Section 210.45 of the Penal Law.	
	EMERGENCY CONTACT NAME NEW YORK TELEPH		EMERGENCY CONTACT PHONE NO. 914 789-6140			
	NAME NEW YORK TELEPHONE		ADDRESS (Street and/or P.O. Box) 111 LIVINGSTON ST ROOM 720			
	CITY BROOKLYN	STATE NY	ZIP CODE 11201			
CORRESPONDENCE MAILING ADDRESS	FEDERAL TAX ID NO.		OWNER TELEPHONE NUMBER 718 330-8383		NAME OF OWNER OR AUTHORIZED REPRESENTATIVE	AMOUNT ENCLOSED \$
	TYPE OF OWNER (Check only one) 1 <input type="checkbox"/> Private Resident 2 <input type="checkbox"/> State Government 3 <input type="checkbox"/> Local Government 4 <input type="checkbox"/> Federal Government 5 <input type="checkbox"/> Corporate/Commercial				TITLE	
	SIGNATURE				DATE	
	ATTENTION MR. SIDNEY FELDSHUH				OFFICIAL USE ONLY Page _____ of _____ Date Received: ____/____/____ Date Processed: ____/____/____ Amount Received \$ _____ Reviewed By: _____	
NAME OF COMPANY 101 FLEET PLACE ASSOCIATES						
ADDRESS 235 MOORE STREET						
ADDRESS ROOM 720						
CITY/STATE/ZIP CODE HACKENSACK, NJ 07601						
TELEPHONE NUMBER 718 330-8383						

PBS NUMBER:

2-344176

Tank Information for Petroleum Bulk Storage Facility

EXPIRATION DATE: 12/14/92

SECTION B—See Instructions on Cover Sheet

Page 1 of 1

Action	Tank Number	Tank Location	Status	Installation or Permanent Closure Date			Capacity (Gallons)	Product Stored	Tank Type	Tank Internal Prot.	Tank External Protection	Piping Location	Piping Type	Piping Internal Prot.	Piping External Protection	Secondary Containment	Leak Detection	Spill/Overfill Prevention	Dispenser	Last Test Date (underground Tanks)	
				(MO)	(YR)															(MO)	(YR)
1	001	4	1	0	0	0	1,200	3	1				1			0	0		2		
1	002	4	1	0	0	0	550	2	1				1			0	0		2		
1	003	4	1	0	0	0	550	2	1				1			0	0		2		
1	004	4	1	0	0	0	550	2	1				1			0	0		2		
1	005	4	1	0	0	0	550	2	1				1			0	0		2		
1	006	4	1	0	0	0	550	2	1				1			0	0		2		

KEY FOR SECTION B

ACTION

- 1 Initial Listing
- 2 Add Tank
- 3 Close/Remove Tank
- 4 Information Correction
- 5 Recondition/Repair/Reline Tank

TANK LOCATION

- 1 Aboveground
- 2 Aboveground on saddles, legs, stilts, rack, or cradle
- 3 Aboveground: 10% or more below ground
- 4 Underground
- 5 Underground, vaulted, with access

STATUS

- 1 In-service
- 2 Temporarily out-of-service
- 3 Closed—Removed
- 4 Closed—In Place
- 5 Tank Converted to Non-Regulated Use

PRODUCT STORED

- 0 Empty
- 1 Leaded Gasoline
- 2 Unleaded Gasoline
- 3 Nos. 1, 2, or 4 Fuel Oil
- 4 Nos. 5 or 6 Fuel Oil
- 5 Kerosene
- 6 Diesel
- A Lube Oil
- 9 Other*

TANK TYPE

- 1 Steel/Carbon Steel
- 2 Stainless Steel Alloy
- 3 Concrete
- 4 Fiberglass Coated Steel
- 5 Fiberglass Reinforced Plastic (FRP)
- 6 Equivalent Technology
- 9 Other*

PIPING TYPE

- 0 None
- 1 Steel/Iron
- 2 Galvanized Steel
- 3 Fiberglass (FRP)
- 4 Copper
- 9 Other*

INTERNAL PROTECTION: Tank/Piping

- 0 None
- 1 Epoxy Liner
- 2 Rubber Liner
- 3 Fiberglass Liner (FRP)
- 4 Glass Liner
- 9 Other*

EXTERNAL PROTECTION: Tank/Piping

- 0 None
- 1 Painted/Asphalt Coating
- 2 Sacrificial Anode
- 3 Impressed Current
- 4 Fiberglass
- 5 Jacketed
- 6 Wrapped (Piping)
- 9 Other*

PIPING LOCATION

- 0 None
- 1 Aboveground
- 2 Underground
- 3 Aboveground/Underground Combination

SECONDARY CONTAINMENT

- 0 None
- 1 Vault
- 2 Double-Walled Tank
- 3 Excavation Liner
- 4 Cut-off Walls
- 5 Impervious Underlayment
- 6 Earthen Dike
- 7 Prefabricated Steel Dike
- 8 Concrete Dike
- A Synthetic Liner
- B Natural Liner
- 9 Other*

LEAK DETECTION

- 0 None
- 1 Interstitial Monitoring
- 2 Vapor Well
- 3 Groundwater Well
- 4 In-tank System
- 5 Concrete Pad w/channels
- 6 Double Bottom

SPILL/OVERFILL PREVENTION

- 0 None
- 1 Float Vent Valve
- 2 High Level Alarm
- 3 Automatic Shut-off
- 4 Product Level Gauge
- 5 Catch Basin
- 6 Vent Whistle
- 9 Other*

DISPENSER

- 1 Submersible
- 2 Suction
- 3 Gravity

* If Other, please list on separate sheet including the Tank Number



NYSDEC SPILL REPORT FORM



DEC REGION:	2	SPILL NUMBER:	8902455
SPILL NAME:	NYTEL	DEC LEAD:	JMROMMEL
SPILL DATE:	06/08/1989	SPILL TIME:	2:00 pm
CALL RECEIVED DATE:	06/09/1989	RECEIVED TIME:	6:38 am

SPILL LOCATION

PLACE:	NYTEL	COUNTY:	Kings
STREET:	101 FLEET PL	TOWN/CITY:	New York City
		COMMUNITY:	BROOKLYN
CONTACT:		CONTACT PHONE:	

CONT. FACTOR:	Tank Test Failure	SPILL REPORTED BY:	Tank Tester
FACILITY TYPE:	Commercial/Industrial	WATERBODY:	

CALLER REMARKS:

ONE 2K TANK, AIR PRESSURE LOSS = 4LBS. FOUR 550 GAL TANKS - PRESSURE LOSS = 3LBS.

MATERIAL	CLASS	SPILLED	RECOVERED	RESOURCES AFFECTED
gasoline	Petroleum	-1 L	0 L	GW,

POTENTIAL SPILLERS

COMPANY	ADDRESS	CONTACT
NY TELEPHONE	ZZ	ROGER BEAUDRY
		(718) 330-8474

Tank No.	Tank Size	Material	Cause	Source	Test Method	Leak Rate	Gross Failure
	0	gasoline			00	0.00	

DEC REMARKS:

Prior to Sept, 2004 data translation this spill Lead_DEC Field was "ROMMEL"
3/04/2003 - Closed Due To The Nature / Extent Of The Spill Report

02/17/04 - Reopened Because A File Exists. Transferred To Tibbe.

06/23/04 - Reviewed file. OK to close. Rommel

PIN

T & A

COST CENTER

CLASS:	A3	CLOSE DATE:	06/23/2004	MEETS STANDARDS:	False
--------	----	-------------	------------	------------------	-------

Created On: 06/09/1989

Date Printed: 10/20/2021

Last Updated: 07/26/2004

ATTACHMENT D

Section IV: PROPERTY INFORMATION

SECTION IV: PROPERTY DESCRIPTION NARRATIVE

Site Location

The site's address is 101 Fleet Place, Brooklyn, NY 11201. The site is located in Kings County, New York and is identified as Brooklyn Block 2061, Lot 100 and is currently occupied by a one-story vacant building and is approximately 20,000-square-feet in size. The building does not include a cellar level.

The site is bound to the north by a mixed-use residential and commercial development followed by Myrtle Avenue, to the east by a parking lot and residential development, to the south by parking and a residential development followed by Willoughby Street, and to the west by Fleet Place. The site is located within an urban area of Downtown Brooklyn characterized by multi-story institutional, commercial, and residential buildings. The Metropolitan Transit Authority (MTA) subway B, D, N and Q lines are located approximately 380 feet to the west below Flatbush Avenue.

A site location map is included in Figure 3. An aerial photograph of the site is included in Figure 4. A tax map is included in Figure 5. A map showing surrounding land use is included as Figure 6.

Site Features

The site is an irregular-shaped lot encompasses 0.460 acres and is improved with a one-story vacant building with an open courtyard used as a playground in the southern region of the site. The building does not include a cellar level. The site is currently vacant.

Current Zoning and Land Use

According to the New York City Planning Commission Zoning Map 16c, the site is located within a residential and commercial zoning district (R6 and C6-4 DB). The proposed development of this property is consistent with the current zoning.

As a result of the CEQR process, Block 2061, Lot 100 was assigned an environmental E-Designation (E-539) for hazardous materials, noise (window wall attenuation and alternative means of ventilation), and air quality (HVAC limited to natural gas and exhaust stack location limitations effective 10 December 2019 (CEQR #19DCP069K). Satisfaction of the E-Designation requirements is subject to review and approval by the NYCOER to obtain a NTP or NNO prior to obtaining building permits.

Past Land Use

Based on the findings of the Phase I ESA dated 1 December 2021, the site was developed as early as the late 1880s. As shown in a Sanborn Map dated 1887, the site was sub-divided into multiple lots including residential-use developments and the First A.M.E. Zion church. By 1915, the church was razed and replaced with 2- to 4-story residential buildings and a junkyard is depicted in the southeast corner of the subject site. Between 1938 and 1950, the site included vacant lots and/or vacant commercial buildings. Based on a review of aerial photographs, the one-story building on site may have been constructed between 1951 and 1954. As early as 1969, the site was redeveloped with the one-story building occupied by "N.Y. Telephone Co. Garage" spanning the entire tax lot. Historic records indicate the site operated as the "N.Y. Telephone Co. Garage." from at least 1969 until 1993 when the building was converted into a childcare center. Historic aerial photographs indicate a modification to the building footprint to accommodate construction of the open-air courtyard in the southern region of the site sometime between 1991 and 1994. Based on a Certificate of Occupancy dated 20 May 1993 and interview with a key site manager, the site operated as a childcare center from 1993 through early

November 2021. The daycare center provided care services for children under the age of 2 through 6 years of age. The site is currently vacant.

Records for historic bulk petroleum storage (PBS No. 2-344176) including one, 1,200-gallon #2 fuel oil and five, 550-gallon gasoline USTs were identified at the site. Per to the NYSDEC PBS database, all six USTs were closed and removed in March 1993 when the building was sold. A spill of an unknown quantity of gasoline was also reported to the NYSDEC on 8 June 1989 (Spill No. 8902455) due to a tank test failure and reported air pressure loss. The spill case was closed by the NYSDEC on 23 June 2004.

Site Geology and Hydrogeology

Based on findings from the October 2021 Limited Phase II ESI, the site is underlain by historic urban fill predominantly consisting of dark brown to olive, coarse to medium sand with varying amounts of glass, gravel, brick, asphalt, cinder, and silt. The urban fill was observed to extend to depths of 10 ft bgs, however may extend further due to shallow boring refusal encountered.

Water level data was determined from multiple off-site monitoring wells previously installed by others. The average depth to groundwater is approximately 30 ft bgs. The inferred regional groundwater flow direction for the area surrounding the site is to the west-northwest toward the East River.

SECTION IV.3: EN-ZONE

The site is not located in an En-Zone.

SECTION IV.5: ENVIRONMENTAL ASSESSMENT

Based on the findings of the October 2021 Limited Phase II ESI as indicated in the summary letter, the primary contaminants of concern for the site are heavy metals and SVOCs (specifically PAHs) in soil and chlorinated VOCs in soil vapor. Additional investigation is necessary to determine if an onsite source of contamination exists.

The 1 December 2021 Phase I ESA identified a historic dry cleaning facility at the property located northeast-adjacent to the site. Dry cleaning facilities typically utilize hazardous materials (i.e., chlorinated solvents), which, if not stored properly, have the potential to spill and impact the surrounding environment, including the site. This property was listed in the BCP and VCP databases and subsurface investigations were performed in 2007 and 2013 to address the chlorinated VOC impacts to groundwater and soil vapor beneath the property. The implementation of engineering and institutional controls was required post-remediation. Based on the commonalities in contamination identified at the site and this adjacent property, residual contamination at this adjacent property may have attributed to chlorinated VOC impacts in soil vapor at the site.

A summary of findings from the October 2021 Limited Phase II ESI is provided below:

Soil

Multiple SVOCs, specifically PAHs, were identified in shallow soil samples exceeding the RRSCOs. Six SVOCs including benzo(a)anthracene (maximum concentration 5.9 mg/kg), benzo(a)pyrene (maximum concentration 5.5 mg/kg), benzo(b)fluoranthene (maximum concentration 7.1 mg/kg), chrysene (maximum concentration 5.5 mg/kg), dibenzo(a,h)anthracene (maximum concentration 0.84 mg/kg),

and indeno(1,2,3-cd)pyrene (maximum concentration 3.7 mg/kg) were identified above RRSCOs in multiple shallow soil samples.

One VOC, 2-Butanone, was identified at a concentration above the UUSCO in B5 (concentration of 0.19 mg/kg).

Two metals including lead (maximum concentration 1640 mg/kg), and mercury (maximum concentration 1.99 mg/kg) were identified above RRSCOs in multiple shallow soil samples. TCLP lead was detected in B2 (1-3') at a concentration of 1.17 milligrams per liter (mg/L) and in B7 (3-5') at 0.907 mg/L, however, the concentrations did not exceed the USEPA RCRA Characteristics of Hazardous Waste limit of 5 mg/L.

Soil Vapor

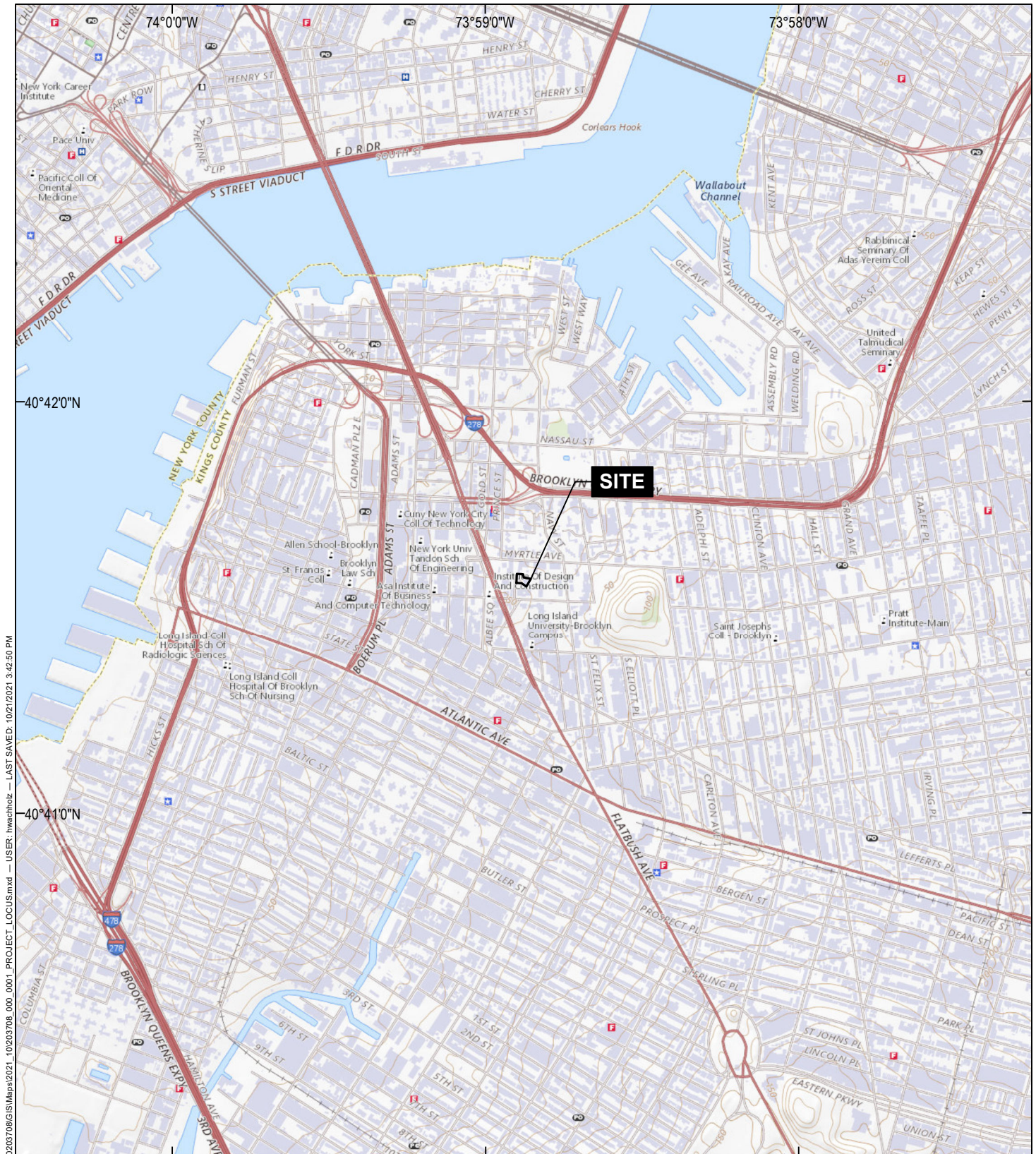
The following summarizes maximum concentrations of chlorinated VOC concentrations in soil vapor samples collected:

- TCE: 6.77 $\mu\text{g}/\text{m}^3$ in SV1
- PCE: 5.56 $\mu\text{g}/\text{m}^3$ in SV1

The following summarizes maximum concentrations of petroleum-related VOC concentrations (BTEX) in soil vapor samples collected:

- Benzene: 14.2 $\mu\text{g}/\text{m}^3$ in SV1
- Toluene: 6.63 $\mu\text{g}/\text{m}^3$ in SV1
- Ethylbenzene: 1.69 $\mu\text{g}/\text{m}^3$ in SV1
- p/m Xylene: 4.14 $\mu\text{g}/\text{m}^3$ in SV2
- o-Xylene: 2.22 $\mu\text{g}/\text{m}^3$ in SV2
- Total BTEX: 28.21 $\mu\text{g}/\text{m}^3$ in SV1

In addition, 2-butanone was detected at a maximum concentration of 80.5 $\mu\text{g}/\text{m}^3$ in SV1.



GIS FILE PATH: \\haleyaldrich.com\share\CFI\Projects\0203708\GIS\Mapas\0201_10203708_000_0001_PROJECT_LOCUS.mxd — USER: hvachhol — LAST SAVED: 10/21/2021 3:42:50 PM



MAP SOURCE: ESRI
SITE COORDINATES: 73°58'52"N, 40°41'33"W

**HALEY
ALDRICH**

101 FLEET PLACE
BROOKLYN, NEW YORK

PROJECT LOCUS

APPROXIMATE SCALE: 1 IN = 2000 FT
OCTOBER 2021

FIGURE 3

GIS FILE PATH: \\haleyaldrich.com\share\CF\Projects\0203708\GIS\Maps2021_10\203708_000_0002_SITE_PLAN.mxd USER: hwachholz LAST SAVED: 10/21/2021 4:10:32 PM

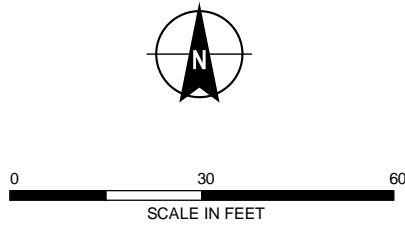


LEGEND

SITE BOUNDARY

PARCEL BOUNDARY

- NOTES
- 1. ALL LOCATIONS ARE APPROXIMATE.
 - 2. ASSESSOR PARCEL DATA SOURCE: NEW YORK CITY DEPARTMENT OF CITY PLANNING GIS
 - 3. AERIAL IMAGERY SOURCE: NEARMAP, 12 AUGUST 2021



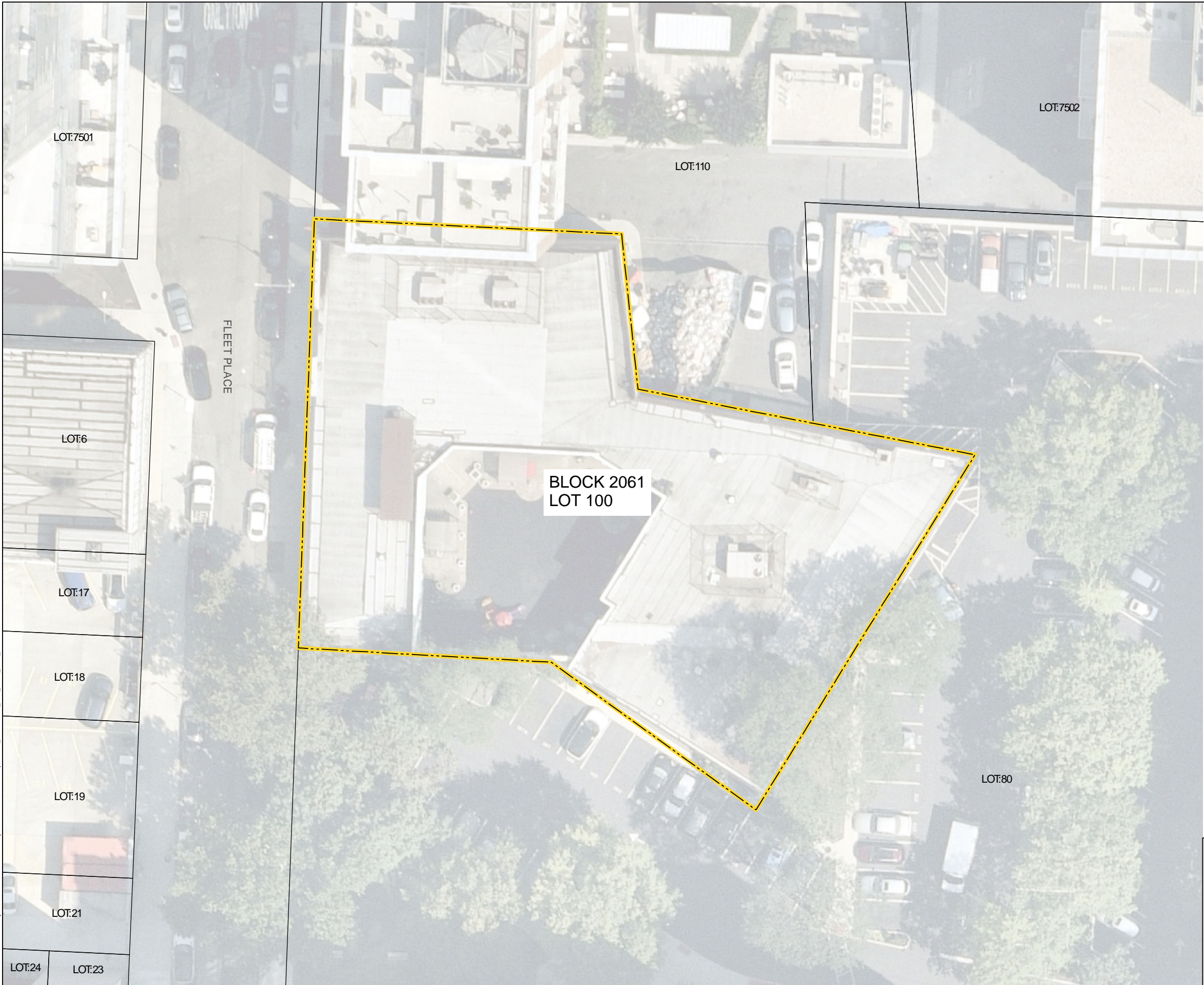
**HALEY
ALDRICH** 101 FLEET PLACE
BROOKLYN, NEW YORK

SITE PLAN

OCTOBER 2021

FIGURE 4

GIS FILE PATH: \\valleyaldrich.com\share\CF\Projects\0203708\GIS\Maps2021_10\203708_000_0003_TAX_MAP.mxd USER: hwachholz LAST SAVED: 10/21/2021 4:09:42 PM

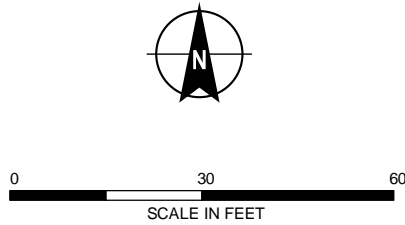


LEGEND

SITE BOUNDARY

TAX BOUNDARY

- NOTES
1. ALL LOCATIONS ARE APPROXIMATE.
 2. ASSESSOR PARCEL DATA SOURCE: NEW YORK CITY DEPARTMENT OF CITY PLANNING GIS
 3. AERIAL IMAGERY SOURCE: NEARMAP, 12 AUGUST 2021

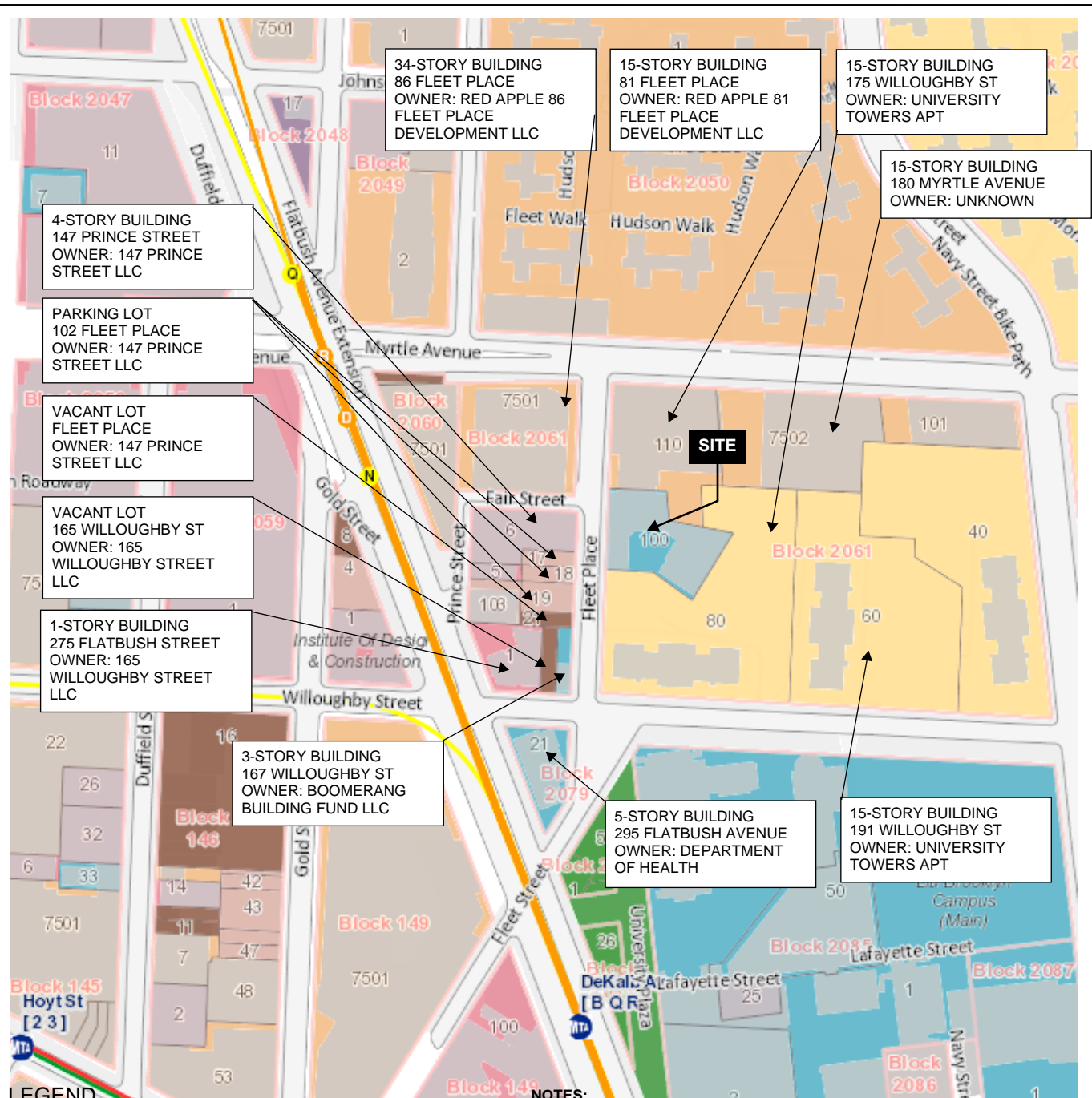


**HALEY
ALDRICH** 101 FLEET PLACE
BROOKLYN, NEW YORK

TAX MAP

OCTOBER 2021

FIGURE 5



HALEY ALDRICH

101 FLEET PLACE
BROOKLYN, NEW YORK

SURROUNDING LAND USE

OCTOBER 2021

FIGURE 6

ATTACHMENT E

Section VI: CURRENT PROPERTY OWNER/OPERATOR INFORMATION

SECTION VI: CURRENT PROPERTY OWNER/OPERATOR INFORMATION

Current Owner and Operator

The proposed Brownfield Cleanup Program (BCP) site is currently owned by 101 Fleet Realty LLC and 101 Fleet Holding LLC, which are New York State Domestic Limited Liability Corporations. A deed dated 9 December 2021 was submitted for recording, however, is not yet available on ACRIS. A copy of the deed is included as an attachment. A copy of the organizational chart identifying members of the ownership entities is provided as an attachment in *Section I: Requestor Information*.

101 Fleet Place LLC is the managing entity on behalf of 101 Fleet Realty LLC and 101 Fleet Holding LLC.

The site is currently vacant.

Previous Owners and Operators

A list of current and previous owners of 101 Fleet Place is provided in the below table.

Date	Document Type	First Party	Second Party	Relationship of First Party to Applicant
12/09/2021	Deed (provided as attachment)	Fleet Center Inc.	101 Fleet Realty LLC and 101 Fleet Holding LLC	None
3/18/1991	Deed	101 Fleet Place Associates	Fleet Center Inc.	None
7/24/1985	Deed	Joseph K Spector	101 Fleet Place Associates	None
Pre 1985 Ownership records prior to 1985 were not readily available for review	Unknown	Unknown	Unknown	None

Reference: New York City Department of Finance Automated City Register Information System (ACRIS) website: <https://a836-acris.nyc.gov/DS/DocumentSearch/Index>. Current and former addresses and telephone numbers of the previous property owners are not available. There is no relationship between the Requestors' corporate members and any of the previous owners.

The site is currently vacant. A list of previous operators of 101 Fleet Place is provided in the below table.

Name	Relationship to Property	Address and Phone Number	Relationship to Applicant
Duffield Children's Center	Operator (early 1990's to November 2021)	101 Fleet Place Phone No. N/A (property now vacant)	None
NY Telephone Co. Garage	Operator (1960's to 1993)	101 Fleet Place Phone No. Unknown	None
Pre- 1960's: Unknown	Unknown Operators	Unknown	None

BARGAIN AND SALE DEED

THIS INDENTURE, made as of December 9, 2021.

between

FLEET CENTER, INC., a New York corporation, having a mailing address at 1481 47th Street, Brooklyn, New York 11219, party of the first part,

and

101 FLEET HOLDING LLC, a New York limited liability company, with an address at 40-04 Oser Avenue, Hauppauge, New York 11788, as to an 89% interest, and **101 FLEET REALTY LLC**, a New York limited liability company, with a mailing address at 25 West 36th Street, 2nd Floor, New York, NY 10036, as to an 11% interest,

as tenants-in-common, collectively, party of the second part,

WITNESSETH, that the party of the first part, in consideration of \$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 lot or parcel of land, with the buildings and improvements thereon, erected, situate, lying and being in the City of New York County of Kings, and bounded and described in attached Schedule A.

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.

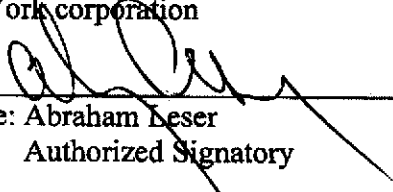
AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the costs of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

[Remainder of Page Intentionally Blank]

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

FLEET CENTER, INC.,
a New York corporation

By: 
Name: Abraham Leser
Title: Authorized Signatory

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

On the 7th day of December, in the year 2021, before me, the undersigned, personally appeared Abraham Leser, 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/she executed the same in his/her capacity, and that by his/her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.


HERMAN SILBERSTEIN
Notary Public, State of New York
No. 01S16068477
Qualified in Kings County
Commission Expires March 9, 2022

Bargain and Sale Deed

FLEET CENTER, INC.

To

101 FLEET HOLDING LLC,
as to an 89% interest, and
101 FLEET HOLDING LLC,
as to an 11% interest

Block: 2061

Lot: 100

County: Kings

Street Address: 101 Fleet Place, Brooklyn, NY 11201

Return By Mail To:

Lazar Grunsfeld Elnadav LLP
Attention: Ron Lazar, Esq.
1795 Coney Island Avenue, 2nd Floor
Brooklyn, NY 11230

Reserve This Space For Use Of Recording Office

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

LEGAL DESCRIPTION

Title No.: **ORNY-45695**

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 a point on the easterly side of Fleet Place, where the same is intersected by the center line of a certain old party wall, said point of beginning being located 172 feet 5 inches (deed) 172 feet 7 3/8 inches (tax map) southerly from the corner formed by the intersection of the southerly side of Myrtle Avenue with the easterly side of Fleet Place as the same formerly existed;

RUNNING THENCE easterly through the center of said party wall, 30 feet 3-1/2 inches (deed lot 100) 30 feet 4 1/4 inches (deed lot 110 and actual) to the rear of said party wall, which point is distant 172 feet southerly from the southerly side of Myrtle Avenue when measured on a line parallel with Fleet Place;

THENCE easterly parallel with Myrtle Avenue, 61 feet 9-3/4 inches (deed lot 100) 61 feet 11 1/8 inches (deed lot 110 and actual) to the land now or formerly of Prince and Fraser;

THENCE southerly along said last mentioned land now or formerly of Prince and Fraser 46 feet 7-3/4 inches (deed lot 100) 46 feet 8 3/8 inches (deed lot 110 and actual);

THENCE easterly in a straight line 104 feet 4 inches (deed lot 100) 104 feet 7 1/8 inches (tax map and actual) to the corner formed by the intersection of the westerly side of Hudson Avenue with the northwesterly side of Fleet Street as the same formerly existed;

THENCE southerly along the northwesterly side of Fleet Street, 120 feet (deed lot 100) 120 feet 2 1/4 inches (deed lot 80 and tax map and actual) to a point distant 187 feet 1 inch northerly from the corner formed by the intersection of the northerly side of Willoughby Street with the northwesterly side of Fleet Street;

THENCE westerly at right angles to Fleet Street 75 feet (deed lot 100) 75 feet 5 5/8 inches (deed lot 80 and tax map and actual) to a point distant 77 feet 2 inches easterly from the easterly side of Fleet Place in a line drawn parallel with Willoughby Street through a point on the easterly side of Fleet Place, distant 200 feet northerly from the corner formed by the intersection of the northerly side of Willoughby Street with the easterly side of Fleet Place;

THENCE westerly parallel with Willoughby Street, 77 feet 2 inches (deed lot 100) 77 feet 3 3/4 inches (deed lot 80 and tax map and actual) to the easterly side of Fleet Place;

THENCE northerly along the easterly side of Fleet Place, 127 feet 7 inches (deed) 127 feet 8 5/8 inches (calculated and actual) to the point or place of **BEGINNING**.

FOR CONVEYANCE AND NOT FOR INSURANCE:

TOGETHER with and **SUBJECT** to easements contained in two Easement Agreements both dated July 21, 1959, one entered into between Global Watch Company, Inc. and University Towers, Inc., recorded August 31, 1959 in the Office of the Register of the City of New York, Kings County in Liber 8755 of Conveyances, Page 398, and the other entered into between Global Watch Company, Inc. and University Towers Section I, Inc. recorded August 31, 1959 in the Office of the Register of the City of New York, Kings County in Liber 8755 of Conveyances, Page 390.

TOGETHER with the benefits of and **SUBJECT** to the Consent Agreement between University Towers, Section I, Inc. and Global Watch Company, Inc. recorded in Liber 9093 Page 25.

Old Republic National Title Insurance Company
400 Post Avenue, Suite 310
Westbury, NY 11590
TEL: (516) 478-5880 FAX: (516) 333-5428

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

SCHEDULE A continued

TOGETHER with the benefits of the Agreement dated June 8, 1962 between Global Watch Company, Inc. and New England Mutual Life Insurance Company, recorded June 27, 1962 in Liber 9027 of Conveyances at Page 682 and in Liber 11238 of Mortgage at Page 126 as therein defined and limited.

Note: Address, Block & Lot shown for informational purposes only

Designated as Block 2061, Lot 100, Kings County and also known as 101 Fleet Place, Brooklyn, NY 11201.

Old Republic National Title Insurance Company
400 Post Avenue, Suite 310
Westbury, NY 11590
TEL: (516) 478-5880 FAX: (516) 333-5428



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

Customer Registration Form for Water and Sewer Billing

Property and Owner Information:

- (1) Property receiving service: BOROUGH: BROOKLYN BLOCK: 2061 LOT: 100
- (2) Property Address: 101 FLEET PLACE, BROOKLYN, NY 11201
- (3) Owner's Name: 101 FLEET REALTY LLC
- Additional Name: 101 FLEET HOLDING LLC

Affirmation:



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

Customer Billing Information:

Please Note:

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

Owner's Approval:

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

Print Name of Owner: 101 Fleet Holding LLC

Signature: _____

Date (mm/dd/yyyy) _____

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

101 Fleet Realty LLC



Department of
Housing Preservation
& Development
nyc.gov/hpd

THE CITY OF NEW YORK
DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT

AFFIDAVIT IN LIEU OF REGISTRATION STATEMENT

County of Kings) SS.:

State of New York)

FLEET CENTER, INC., being duly sworn, deposes and says:

- 1) I am personally familiar with the real property known by the street address of (insert street address):
101 FLEET PLACE Block 2061, Lot 100,
and make this Affidavit as (describe capacity in which affidavit is made) GRANTOR
in connection with a deed/lease/memorandum of lease (delete inapplicable description) which transfers an
interest in the above real property, that is dated 12/9/2021, and is
between FLEET CENTER, INC. and 101 FLEET REALTY LLC.
- 2) The statements made in the Affidavit are true of my own knowledge, and I submit this Affidavit in order
that this Instrument be accepted for recording without being accompanied by a registration statement, as
such is defined by Article 2 of Subchapter 4 of Chapter 2 of Title 27 of the Administrative Code of the
City of New York.
- 3) Exemption from registration is claimed because the Instrument affects neither (a) an entire multiple
dwelling as such is defined by §27-2004(a)(7) of Article 1 of Subchapter 1, of Chapter 2 of Title 27 of the
Administrative Code of the City of New York and New York State Multiple Dwelling Law §4(7) nor (b)
a private dwelling as such is defined by §27-2004 (a) (4) of Article 1 of Subchapter 1 of Chapter 2 of
Title 27 of the Administrative Code of the City of New York and of the New York State Multiple
Dwelling Law §4(6) that is required to register pursuant to, Article 2 of Subchapter 4 of Chapter 2 of Title
27 of the Administrative Code of the City of New York. The Instrument does not affect a multiple
dwelling because it affects the following (check applicable item):
 - ☒ a commercial building
 - ☐ a one-or two family dwelling whose owner or a family member resides in the dwelling
 - ☐ a condominium unit in a multiple dwelling
 - ☐ cooperative corporation shares relating to a single residential unit in a multiple dwelling
 - ☐ mineral, gas, water, air or other similar rights not affecting a multiple dwelling
 - ☐ lease of commercial space in a multiple dwelling
 - ☐ vacant land
- 4) I am aware that this Affidavit is required by law to be submitted in order that the Instrument be recorded
or accepted for recording without being accompanied by a registration statement. I am aware that any
false statements made in this Affidavit may be punishable as a felony or misdemeanor under Penal Law
Article 210 or as an offense under Administrative Code of the City of New York §10-154.

Sworn To Before Me This

9 Day of DECEMBER 2021

Notary Public

SOLOMON GRUENBAUM
NOTARY PUBLIC, State of New York
No. 01GR623328
Qualified in Kings County
Commission Expires Dec. 27, 2022

Signature

101 FLEET PL
BROOKLYN, NY 11201

Address _____
Telephone # 777-777-7777



Printed on paper containing 30% post-consumer material.

2021120700328101

Affidavit in Lieu of Registration Statement Additional Grantor(s) / Grantee(s)

Attachment

Property

101 FLEET PLACE BLOCK:2061, Lot:100

Grantee(s)

2 101 FLEET HOLDING LLC

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

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

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

GRANTOR

● Name **FLEET CENTER, INC.**

● Grantor is a(n): ☐ individual ☐ partnership ☒ corporation
(check one) ☐ single member LLC ☐ multiple member LLC
(see instructions) ☐ other _____

Telephone Number

● Permanent mailing address after transfer (number and street) 101 FLEET PL

● City and State
BROOKLYN, NY

Zip Code
11201

● Single member's name if grantor is a single member LLC

SOCIAL SECURITY NUMBER

OR

EMPLOYER IDENTIFICATION NUMBER

1	1	■	3	0	5	0	5	6	4
---	---	---	---	---	---	---	---	---	---

SINGLE MEMBER EIN OR SSN

GRANTEE

● Name 101 FLEET REALTY LLC

● Grantee is a(n): ☐ individual ☐ partnership ☐ corporation
(check one) ☒ single member LLC ☐ multiple member LLC
(see instructions) ☐ other _____

Telephone Number

● Permanent mailing address after transfer (number and street) 25 W 36TH ST, 2ND FL

● City and State
NEW YORK, NY

Zip Code
10018

101 FLEET REALTY MEZZ LLC

SOCIAL SECURITY NUMBER

OR

EMPLOYER IDENTIFICATION NUMBER

8	7	■	3	6	4	4	3	5	8
---	---	---	---	---	---	---	---	---	---

SINGLE MEMBER EIN OR SSN

813703417

PROPERTY LOCATION

LIST EACH LOT SEPARATELY. ATTACH A RIDER IF ADDITIONAL SPACE IS REQUIRED

● Address (number and street)	Apt. No.	Borough	Block	Lot	# of Floors	Square Feet	● Assessed Value of Property
101 FLEET PLACE		BROOKLYN	2061	100	1	20,073	605,250.00

● DATE OF TRANSFER TO GRANTEE: 12/9/2021

● PERCENTAGE OF INTEREST TRANSFERRED: 100 %

CONDITION OF TRANSFER. See Instructions

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

- a. ☒ Arms length transfer

b. ☐ Transfer in exercise of option to purchase

c. ☐ Transfer from cooperative sponsor to cooperative corporation

d. ☐ Transfer by referee or receiver (complete Schedule A)

e. ☐ Transfer pursuant to marital settlement agreement or divorce decree (complete Schedule I)

f. ☐ Deed in lieu of foreclosure (complete Schedule C)

g. ☐ Transfer pursuant to liquidation of an entity (complete Schedule D)

h. ☐ Transfer from principal to agent, dummy, strawman or conduit or vice-versa (complete Schedule E)

i. ☐ Transfer pursuant to trust agreement or will (attach a copy of trust agreement or will)

j. ☐ Gift transfer not subject to indebtedness

k. ☐ Gift transfer subject to indebtedness

l. ☐ Transfer to a business entity in exchange for an interest in the business entity (complete Schedule F)

m. ☐ Transfer to a governmental body

n. ☐ Correction deed

o. ☐ Transfer by or to a tax exempt organization (complete Schedule G)

p. ☐ Transfer of property partly within and partly without NYC

q. ☐ Transfer of successful bid pursuant to foreclosure

r. ☐ Transfer by borrower solely as security for a debt or a transfer by lender solely to return such security

s. ☐ Transfer wholly or partly exempt as a mere change of identity or form of ownership. Complete Schedule M)

t. ☐ Transfer to a REIT or to a corporation or partnership controlled by a REIT. (Complete Schedule R)

u. ☐ Other transfer in connection with financing (describe): _____

v. ☐ A grant or assignment of a leasehold interest in a tax-free NY area

w. ☐ Transfer to an HDFC or an entity controlled by an HDFC. (Complete Schedule L)

x. Reserved

y. Reserved

z. ☐ Other (describe)

● TYPE OF PROPERTY (✓)	● TYPE OF INTEREST (✓)																				
a. <input type="checkbox"/> 1-3 family house b. <input type="checkbox"/> Individual residential condominium unit c. <input type="checkbox"/> Individual cooperative apartment d. <input type="checkbox"/> Commercial condominium unit e. <input type="checkbox"/> Commercial cooperative f. <input type="checkbox"/> 4 family dwelling g. <input type="checkbox"/> Apartment building h. <input type="checkbox"/> Office building i. <input type="checkbox"/> Industrial building j. <input type="checkbox"/> Utility k. <input checked="" type="checkbox"/> OTHER (describe): <u>COMMERCIAL REAL ESTATE</u>	Check box at LEFT if you intend to record a document related to this transfer. Check box at RIGHT if you do not intend to record a document related to this transfer. <table style="width:100%; border: none;"> <tr> <th style="text-align: left;">REC.</th> <th style="text-align: left;">NON REC.</th> </tr> <tr> <td>a. <input checked="" type="checkbox"/> Fee.....</td> <td><input type="checkbox"/></td> </tr> <tr> <td>b. <input type="checkbox"/> Leasehold Grant</td> <td><input type="checkbox"/></td> </tr> <tr> <td>c. <input type="checkbox"/> Leasehold Assignment or Surrender</td> <td><input type="checkbox"/></td> </tr> <tr> <td>d. <input type="checkbox"/> Easement</td> <td><input type="checkbox"/></td> </tr> <tr> <td>e. <input type="checkbox"/> Subterranean Rights</td> <td><input type="checkbox"/></td> </tr> <tr> <td>f. <input type="checkbox"/> Development Rights</td> <td><input type="checkbox"/></td> </tr> <tr> <td>g. <input type="checkbox"/> Stock</td> <td><input type="checkbox"/></td> </tr> <tr> <td>h. <input type="checkbox"/> Partnership Interest</td> <td><input type="checkbox"/></td> </tr> <tr> <td>i. <input type="checkbox"/> OTHER. (describe):</td> <td><input type="checkbox"/></td> </tr> </table>	REC.	NON REC.	a. <input checked="" type="checkbox"/> Fee.....	<input type="checkbox"/>	b. <input type="checkbox"/> Leasehold Grant	<input type="checkbox"/>	c. <input type="checkbox"/> Leasehold Assignment or Surrender	<input type="checkbox"/>	d. <input type="checkbox"/> Easement	<input type="checkbox"/>	e. <input type="checkbox"/> Subterranean Rights	<input type="checkbox"/>	f. <input type="checkbox"/> Development Rights	<input type="checkbox"/>	g. <input type="checkbox"/> Stock	<input type="checkbox"/>	h. <input type="checkbox"/> Partnership Interest	<input type="checkbox"/>	i. <input type="checkbox"/> OTHER. (describe):	<input type="checkbox"/>
REC.	NON REC.																				
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g. <input type="checkbox"/> Stock	<input type="checkbox"/>																				
h. <input type="checkbox"/> Partnership Interest	<input type="checkbox"/>																				
i. <input type="checkbox"/> OTHER. (describe):	<input type="checkbox"/>																				

SCHEDULE 1 - DETAILS OF CONSIDERATION

COMPLETE THIS SCHEDULE FOR ALL TRANSFERS AFTER COMPLETING THE APPROPRIATE SCHEDULES ON PAGES 5 THROUGH 12.
 ENTER "ZERO" ON LINE 11 IF THE TRANSFER REPORTED WAS WITHOUT CONSIDERATION.

1. Cash.....	● 1.	42,750,000 00
2. Purchase money mortgage.....	● 2.	0 00
3. Unpaid principal of pre-existing mortgage(s).....	● 3.	0 00
4. Accrued interest on pre-existing mortgage(s).....	● 4.	0 00
5. Accrued real estate taxes.....	● 5.	0 00
6. Amounts of other liens on property.....	● 6.	0 00
7. Value of shares of stock or of partnership interest received.....	● 7.	0 00
8. Value of real or personal property received in exchange.....	● 8.	0 00
9. Amount of Real Property Transfer Tax and/or other taxes or expenses of the grantor which are paid by the grantee.....	● 9.	0 00
10. Other (describe):.....	● 10.	0 00
11. TOTAL CONSIDERATION (add lines 1 through 10 - must equal amount entered on line 1 of Schedule 2) (see instructions).....	● 11.	\$ 42,750,000 00

See instructions for special rules relating to transfers of cooperative units, liquidations, marital settlements and transfers of property to a business entity in return for an interest in the entity.

SCHEDULE 2 - COMPUTATION OF TAX

A. Payment	Pay amount shown on line 15 - See Instructions	Payment Enclosed
1. Total Consideration (from line 11, above).....	● 1.	42,750,000 00
2. Excludable liens (see instructions).....	● 2.	0 00
3. Consideration (line 1 less line 2).....	● 3.	42,750,000 00
4. Tax Rate (see instructions).....	● 4.	2.625 %
5. HDFC Exemption (see Schedule L, line 15)	● 5.	0 00
6. Consideration less HDFC Exemption (line 3 less line 5)	● 6.	42,750,000 00
7. Percentage change in beneficial ownership (see instructions)	● 7.	100 %
8. Taxable consideration (multiply line 6 by line 7).....	● 8.	42,750,000 00
9. Tax (multiply line 8 by line 4).....	● 9.	1,122,187 50
10. Credit (see instructions).....	● 10.	0 00
11. Transfer tax previously paid (see Schedule L, line 18).....	● 11.	0 00
12. Tax due (line 9 less line 10 and 11) (if the result is negative, enter zero).....	● 12.	1,122,187 50
13. Interest (see instructions).....	● 13.	0 00
14. Penalty (see instructions).....	● 14.	0 00
15. Total Tax Due (add lines 12, 13 and 14).....	● 15.	\$ 1,122,187 50

SCHEDULE 3 - TRANSFERS INVOLVING MULTIPLE GRANTORS AND/OR GRANTEES**NOTE** If additional space is needed, attach copies of this schedule or an addendum listing all of the information required below.**GRANTOR(S)**

● Name		SOCIAL SECURITY NUMBER [][]-[][]-[][][][]	
● Grantor is a(n): <input type="checkbox"/> individual <input type="checkbox"/> partnership <input type="checkbox"/> corporation (check one) <input type="checkbox"/> single member LLC <input type="checkbox"/> multiple member LLC <input type="checkbox"/> other _____		Telephone Number [][][][]-[][][][][]	
● Permanent mailing address after transfer (number and street)		OR EMPLOYER IDENTIFICATION NUMBER [][]-[][][][][][][][][][]	
● City and State	Zip Code	SINGLE MEMBER EIN OR SSN [][][][][][][][][][]	
● Single member's name if grantor is a single member LLC			

● Name		SOCIAL SECURITY NUMBER [][]-[][]-[][][][]	
● Grantor is a(n): <input type="checkbox"/> individual <input type="checkbox"/> partnership <input type="checkbox"/> corporation (check one) <input type="checkbox"/> single member LLC <input type="checkbox"/> multiple member LLC <input type="checkbox"/> other _____		Telephone Number [][][][]-[][][][][]	
● Permanent mailing address after transfer (number and street)		OR EMPLOYER IDENTIFICATION NUMBER [][]-[][][][][][][][][][]	
● City and State	Zip Code	SINGLE MEMBER EIN OR SSN [][][][][][][][][][]	
● Single member's name if grantor is a single member LLC			

GRANTEE(S)

● Name 101 FLEET HOLDING LLC		SOCIAL SECURITY NUMBER [][]-[][]-[][][][]	
● Grantee is a(n): <input type="checkbox"/> individual <input type="checkbox"/> partnership <input type="checkbox"/> corporation (check one) <input checked="" type="checkbox"/> single member LLC <input type="checkbox"/> multiple member LLC <input type="checkbox"/> other _____		Telephone Number [][][][]-[][][][][]	
● Permanent mailing address after transfer (number and street) 84 KOSCUISZKO ST		OR EMPLOYER IDENTIFICATION NUMBER 8 7 - 3 5 7 7 7 5 6	
● City and State BROOKLYN, NY	Zip Code 11205	SINGLE MEMBER EIN OR SSN 873645083	
● Single member's name if grantee is a single member LLC 101 FLEET HOLDING MEZZ LLC			

● Name		SOCIAL SECURITY NUMBER [][]-[][]-[][][][]	
● Grantee is a(n): <input type="checkbox"/> individual <input type="checkbox"/> partnership <input type="checkbox"/> corporation (check one) <input type="checkbox"/> single member LLC <input type="checkbox"/> multiple member LLC <input type="checkbox"/> other _____		Telephone Number [][][][]-[][][][][]	
● Permanent mailing address after transfer (number and street)		OR EMPLOYER IDENTIFICATION NUMBER [][]-[][][][][][][][][][]	
● City and State	Zip Code	SINGLE MEMBER EIN OR SSN [][][][][][][][][][]	
● Single member's name if grantee is a single member LLC			

GRANTOR'S ATTORNEY ▼

Name of Attorney		Telephone Number ()	
Address (number and street)		City and State	Zip Code
EMPLOYER IDENTIFICATION NUMBER	-	OR	SOCIAL SECURITY NUMBER

GRANTEE'S ATTORNEY ▼

Name of Attorney		Telephone Number ()	
Address (number and street)		City and State	Zip Code
EMPLOYER IDENTIFICATION NUMBER	-	OR	SOCIAL SECURITY NUMBER

CERTIFICATION ▼

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

GRANTOR

Sworn to and subscribed to

before me on this 9 day
of December, 2021.

11-3050564

EMPLOYER IDENTIFICATION NUMBER OR
SOCIAL SECURITY NUMBER

FLEET CENTER, INC.

Name of Grantor

Signature of Notary

Signature of Grantor

GRANTEE

Sworn to and subscribed to

before me on this _____ day
of _____, _____.

87-3644358

EMPLOYER IDENTIFICATION NUMBER OR
SOCIAL SECURITY NUMBER

101 FLEET REALTY LLC

Name of Grantee

Signature of Grantee



SOLOMON GRUENBAUM
NOTARY PUBLIC, State of New York
No. 01GR6233328
Qualified in Kings County
Commission Expires Dec. 27, 2022



GRANTOR'S ATTORNEY ▼

Name of Attorney		Telephone Number () () ()	
Address (number and street)		City and State	Zip Code
EMPLOYER IDENTIFICATION NUMBER	-	OR	SOCIAL SECURITY NUMBER

GRANTEE'S ATTORNEY ▼

Name of Attorney		Telephone Number () () ()	
Address (number and street)		City and State	Zip Code
EMPLOYER IDENTIFICATION NUMBER	-	OR	SOCIAL SECURITY NUMBER

CERTIFICATION ▼

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

GRANTOR

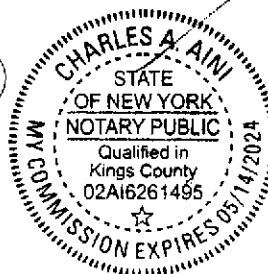
Sworn to and subscribed to before me on this _____ day of _____ Signature of Notary	99-9999999 <small>EMPLOYER IDENTIFICATION NUMBER OR SOCIAL SECURITY NUMBER</small> FLEET CENTER, INC. Name of Grantor Signature of Grantor
--	---

Notary's
stamp
or seal

GRANTEE

Sworn to and subscribed to before me on this <u>7th</u> day of <u>December</u> , <u>2021</u> Signature of Notary	87-3644358 <small>EMPLOYER IDENTIFICATION NUMBER OR SOCIAL SECURITY NUMBER</small> 101 FLEET REALTY LLC Name of Grantee Signature of Grantee
--	---

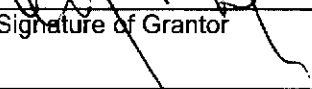
Notary's
stamp
or seal



CERTIFICATION

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

GRANTORS

EIN/SSN	Name of Grantor	 Signature of Grantor
EIN/SSN	Name of Grantor	Signature of Grantor
EIN/SSN	Name of Grantor	Signature of Grantor
EIN/SSN	Name of Grantor	Signature of Grantor
EIN/SSN	Name of Grantor	Signature of Grantor
EIN/SSN	Name of Grantor	Signature of Grantor
EIN/SSN	Name of Grantor	Signature of Grantor
EIN/SSN	Name of Grantor	Signature of Grantor
EIN/SSN	Name of Grantor	Signature of Grantor

GRANTEES

87-3577756 101 FLEET HOLDING LLC

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

CERTIFICATION

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

GRANTORS

EIN/SSN	Name of Grantor	Signature of Grantor
EIN/SSN	Name of Grantor	Signature of Grantor
EIN/SSN	Name of Grantor	Signature of Grantor
EIN/SSN	Name of Grantor	Signature of Grantor
EIN/SSN	Name of Grantor	Signature of Grantor
EIN/SSN	Name of Grantor	Signature of Grantor
EIN/SSN	Name of Grantor	Signature of Grantor
EIN/SSN	Name of Grantor	Signature of Grantor
EIN/SSN	Name of Grantor	Signature of Grantor

GRANTEES

87-3577756

101 FLEET HOLDING LLC

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

FOR CITY USE ONLY

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

C3. Book OR C4. Page
 C5. CRFN



REAL PROPERTY TRANSFER REPORT

 STATE OF NEW YORK
 STATE BOARD OF REAL PROPERTY SERVICES

RP - 5217NYC

PROPERTY INFORMATION

1. Property Location 101 FLEET PLACE BROOKLYN 11201
 STREET NUMBER STREET NAME BOROUGH ZIP CODE

2. Buyer Name 101 FLEET REALTY LLC
 LAST NAME / COMPANY FIRST NAME

101 FLEET HOLDING LLC
 LAST NAME / COMPANY FIRST NAME

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

STREET NUMBER AND STREET NAME CITY OR TOWN STATE ZIP CODE

4. Indicate the number of Assessment Roll parcels transferred on the deed 1 # of Parcels OR ☐ Part of a Parcel

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

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

5. Deed Property Size X OR
 FRONT FEET DEPTH ACRES

Check the boxes below as they apply:

6. Ownership Type is Condominium ☐7. New Construction on Vacant Land ☐

8. Seller Name FLEET CENTER, INC.
 LAST NAME / COMPANY FIRST NAME

LAST NAME / COMPANY FIRST NAME

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

A ☐ One Family Residential
 B ☐ 2 or 3 Family Residential

C ☐ Residential Vacant Land
 D ☐ Non-Residential Vacant Land

E ☒ Commercial
 F ☐ Apartment

G ☐ Entertainment / Amusement
 H ☐ Community Service

I ☐ Industrial
 J ☐ Public Service

SALE INFORMATION

10. Sale Contract Date 12 / 9 / 2021
 Month Day Year

11. Date of Sale / Transfer 12 / 9 / 2021
 Month Day Year

12. Full Sale Price \$ 4, 2, 7, 5, 0, 0, 0, 0
 (Full Sale Price is the total amount paid for the property including personal property. This payment may be in the form of cash, other property or goods, or the assumption of mortgages or other obligations.) Please round to the nearest whole dollar amount.

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

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

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

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

15. Building Class W, 9 16. Total Assessed Value (of all parcels in transfer) 6, 0, 5, 2, 5, 0

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

BROOKLYN 2061 100

202112070032820103

CERTIFICATION

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

BUYER**BUYER'S ATTORNEY**

BUYER SIGNATURE 25 W 36TH ST, 2ND FL		DATE	LAST NAME		FIRST NAME
STREET NUMBER	STREET NAME (AFTER SALE)		AREA CODE	TELEPHONE NUMBER	
NEW YORK	NY	10018	SELLER		
CITY OR TOWN	STATE	ZIP CODE	SELLER SIGNATURE	DATE	

CERTIFICATION

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

BUYER

12/8/12

BUYER SIGNATURE
25 W 36TH ST, 2ND FL

DATE

BUYER'S ATTORNEY

LAST NAME

FIRST NAME

STREET NUMBER

STREET NAME (AFTER SALE)

NEW YORK

NY

10018

CITY OR TOWN

STATE

ZIP CODE

AREA CODE

TELEPHONE NUMBER

SELLER

SELLER SIGNATURE

DATE

CERTIFICATION

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

BUYERS

Buyer Signature	Date
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Buyer Signature	Date
Buyer Signature	Date
Buyer Signature	Date
Buyer Signature	Date
Buyer Signature	Date
Buyer Signature	Date
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Buyer Signature	Date

SELLERS

Seller Signature	Date 1/7/17
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Seller Signature	Date

CERTIFICATION

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

BUYERS

Buyer Signature	Date 12/8/14
Buyer Signature	Date
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Buyer Signature	Date
Buyer Signature	Date
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SELLERS

Seller Signature	Date
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Seller Signature	Date



Department of Taxation and Finance

TP-584-NYC (9/19)

Recording office time stamp

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

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

Schedule A – Information relating to conveyance

Grantor/Transferor		Name (if individual, last, first, middle initial) <input type="checkbox"/> mark an X if more than one grantor		Social Security number (SSN)	
<input type="checkbox"/> Individual		FLEET CENTER, INC.			
<input checked="" type="checkbox"/> Corporation		Mailing address 101 FLEET PL		SSN	
<input type="checkbox"/> Partnership		City State ZIP code		Employer identification number (EIN)	
<input type="checkbox"/> Estate/Trust		BROOKLYN NY 11201		11 3050564	
<input type="checkbox"/> Single member LLC		Single member's name if grantor is a single member LLC (see instructions)		Single member EIN or SSN	
<input type="checkbox"/> Multi-member LLC					
<input type="checkbox"/> Other					
Grantee/Transferee		Name (if individual, last, first, middle initial) <input checked="" type="checkbox"/> mark an X if more than one grantee		SSN	
<input type="checkbox"/> Individual		101 FLEET REALTY LLC			
<input type="checkbox"/> Corporation		Mailing address 25 W 36TH ST, 2ND FL		SSN	
<input type="checkbox"/> Partnership		City State ZIP code		EIN	
<input type="checkbox"/> Estate/Trust		NEW YORK NY 10018		87 3644358	
<input checked="" type="checkbox"/> Single member LLC		Single member's name if grantee is a single member LLC (see instructions)		Single member EIN or SSN	
<input type="checkbox"/> Multi-member LLC					
<input type="checkbox"/> Other		101 FLEET REALTY MEZZ LLC		99-9999999	

Location and description of property conveyed

Tax map designation – Section, block & lot (include dots and dashes)	SWIS code (six digits)	Street address	City, town, or village	County
3 - 2061 - 100	650000	101 FLEET PLACE	NEW YORK	BROOKLYN / KINGS

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

1 <input type="checkbox"/> One- to three-family house	6 <input type="checkbox"/> Apartment building	Date of conveyance <table border="1"> <tr> <td>12</td> <td>9</td> <td>2021</td> </tr> <tr> <td>month</td> <td>day</td> <td>year</td> </tr> </table>	12	9	2021	month	day	year	Percentage of real property conveyed which is residential real property _____ % (see instructions)
12	9		2021						
month	day		year						
2 <input type="checkbox"/> Residential cooperative	7 <input type="checkbox"/> Office building								
3 <input type="checkbox"/> Residential condominium	8 <input type="checkbox"/> Four-family dwelling								
4 <input type="checkbox"/> Vacant land	9 <input type="checkbox"/> Other _____								
5 <input checked="" type="checkbox"/> Commercial/Industrial									

Condition of conveyance (mark all that apply)

a. <input checked="" type="checkbox"/> Conveyance of fee interest	f. <input type="checkbox"/> Conveyance which consists of a mere change of identity or form of ownership or organization (attach Form TP-584.1, Schedule F)	i. <input type="checkbox"/> Option assignment or surrender
b. <input type="checkbox"/> Acquisition of a controlling interest (state percentage acquired _____ %)	g. <input type="checkbox"/> Conveyance for which credit for tax previously paid will be claimed (attach Form TP-584.1, Schedule G)	m. <input type="checkbox"/> Leasehold assignment or surrender
c. <input type="checkbox"/> Transfer of a controlling interest (state percentage transferred _____ %)	h. <input type="checkbox"/> Conveyance of cooperative apartment(s)	n. <input type="checkbox"/> Leasehold grant
d. <input type="checkbox"/> Conveyance to cooperative housing corporation	i. <input type="checkbox"/> Syndication	o. <input type="checkbox"/> Conveyance of an easement
e. <input type="checkbox"/> Conveyance pursuant to or in lieu of foreclosure or enforcement of security interest (attach Form TP-584.1, Schedule E)	j. <input type="checkbox"/> Conveyance of air rights or development rights	p. <input type="checkbox"/> Conveyance for which exemption from transfer tax claimed (complete Schedule B, Part 4)
	k. <input type="checkbox"/> Contract assignment	q. <input type="checkbox"/> Conveyance of property partly within and partly outside the state
		r. <input type="checkbox"/> Conveyance pursuant to divorce or separation
		s. <input type="checkbox"/> Other (describe) _____

For recording officer's use	Amount received	Date received	Transaction number
	Schedule B, Part 1 \$		
	Schedule B, Part 2 \$		
	Schedule B, Part 3 \$		

202112070032830103

Schedule B – Real estate transfer tax return (Tax Law, Article 31)**Part 1 – Computation of tax due** (in addition to the tax on line 4, you must compute the tax on lines 5a and 5b, if applicable)

1	Enter amount of consideration for the conveyance (if you are claiming a total exemption from tax, mark the exemption claimed box, enter consideration and proceed to Part 4) <input type="checkbox"/> Exemption claimed	1.	42,750,000	00
2	Continuing lien deduction (see instructions if property is taken subject to mortgage or lien)	2.	0	00
3	Taxable consideration (subtract line 2 from line 1)	3.	42,750,000	00
4	Tax: \$2 for each \$500, or fractional part thereof, of consideration on line 3	4.	171,000	00
5a	Tax: \$1.25 for each \$500, or fractional part thereof, of consideration for the conveyance of residential real property located in New York City if the amount on line 3 is \$3 million or more (see instructions)	5a.	0	00
5b	Tax: \$1.25 for each \$500, or fractional part thereof, of consideration for the conveyance of property located in New York City other than residential real property, if the amount on line 1 is \$2 million or more (see instructions)	5b.	106,875	00
6	Total before credit(s) claimed (add lines 4, 5a, and 5b)	6.	277,875	00
7	Amount of credit claimed for tax previously paid (see instructions and attach Form TP-584.1, Schedule G)	7.	0	00
8	Total tax due* (subtract line 7 from line 6)	8.	277,875	00

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

1	Enter amount of consideration for conveyance (from Part 1, line 1)	1.	42,750,000	00
2	Taxable consideration (multiply line 1 by the percentage of the premises which is residential real property, as shown in Schedule A)	2.	0	00
3	Total additional transfer tax due* (multiply line 2 by 1% (.01))	3.	0	00

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

1	Enter amount of consideration for conveyance (from Part 1, line 1)	1.	42,750,000	00
2	Taxable consideration (multiply line 1 by the percentage of the premises which is residential real property, as shown in Schedule A)	2.	0	00
3	Total supplemental transfer tax due* (multiply line 2 by tax rate, see instruction for rates)	3.	0	00

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

Part 4 – Explanation of exemption claimed on Part 1, line 1 (mark any boxes that apply)

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

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

Schedule C – Credit Line Mortgage Certificate (Tax Law, Article 11)**Complete the following only if the interest being transferred is a fee simple interest.**I (we) certify that: (mark an **X** in the appropriate box)

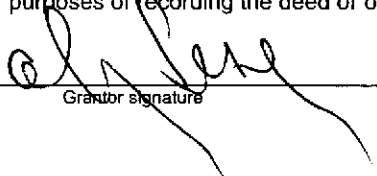
1. ☒ The real property being sold or transferred is not subject to an outstanding credit line mortgage.
2. ☐ The real property being sold or transferred is subject to an outstanding credit line mortgage. However, an exemption from the tax is claimed for the following reason:
- a ☐ The transfer of real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

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

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

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

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



 Grantor signature

 Title

 Grantee signature

 Title

 Grantor signature

 Title

 Grantee signature

 Title

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

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

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

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

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

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

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

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

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

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

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

2021120700328301

Schedule D – Certification of exemption from the payment of estimated personal income tax (Tax Law, Article 22, § 663)

Complete the following only if a fee simple interest or a cooperative unit is being transferred by an individual or estate or trust.

If the property is being conveyed by a referee pursuant to a foreclosure proceeding, proceed to Part 2, mark the second box under **Exemptions for nonresident transferor(s)/seller(s)**, and sign at bottom.

Part 1 – New York State residents

If you are a New York State resident transferor(s)/seller(s) listed in Form TP-584-NYC, Schedule A (or an attachment to Form TP-584-NYC), you must sign the certification below. If one or more transferors/sellers of the real property or cooperative unit is a resident of New York State, **each** resident transferor/seller must sign in the space provided. If more space is needed, photocopy this Schedule D and submit as many schedules as necessary to accommodate all resident transferors/sellers.

Certification of resident transferor(s)/seller(s)

This is to certify that at the time of the sale or transfer of the real property or cooperative unit, the transferor(s)/seller(s) as signed below was a resident of New York State, and therefore is not required to pay estimated personal income tax under Tax Law, § 663(a) upon the sale or transfer of this real property or cooperative unit.

Signature	Print full name	Date
Signature	Print full name	Date
Signature	Print full name	Date
Signature	Print full name	Date

Note: A resident of New York State may still be required to pay estimated tax under Tax Law, § 685(c), but not as a condition of recording a deed.

Part 2 – Nonresidents of New York State

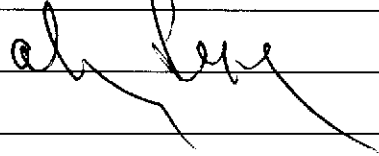
If you are a nonresident of New York State listed as a transferor/seller in Form TP-584-NYC, Schedule A (or an attachment to Form TP-584-NYC) but are not required to pay estimated personal income tax because one of the exemptions below applies under Tax Law, § 663(c), mark the box of the appropriate exemption below. If any one of the exemptions below applies to the transferor(s)/seller(s), that transferor(s)/seller(s) is not required to pay estimated personal income tax to New York State under Tax Law, § 663. **Each** nonresident transferor/seller who qualifies under one of the exemptions below must sign in the space provided. If more space is needed, photocopy this Schedule D and submit as many schedules as necessary to accommodate all nonresident transferors/sellers.

If none of these exemption statements apply, you must complete Form IT-2663, *Nonresident Real Property Estimated Income Tax Payment Form*, or Form IT-2664, *Nonresident Cooperative Unit Estimated Income Tax Payment Form*. For more information, see *Payment of estimated personal income tax*, on Form TP-584-NYC-I, page 1.

Exemption for nonresident transferor(s)/seller(s)

This is to certify that at the time of the sale or transfer of the real property or cooperative unit, the transferor(s)/seller(s) (grantor) of this real property or cooperative unit was a nonresident of New York State, but is not required to pay estimated personal income tax under Tax Law, § 663 due to one of the following exemptions:

- ☐ The real property or cooperative unit being sold or transferred qualifies in total as the transferor's/seller's principal residence (within the meaning of Internal Revenue Code, section 121) from _____ Date _____ to _____ Date _____ (see instructions).
- ☐ The transferor/seller is a mortgagor conveying the mortgaged property to a mortgagee in foreclosure, or in lieu of foreclosure with no additional consideration.
- ☐ The transferor or transferee is an agency or authority of the United States of America, an agency or authority of the state of New York, the Federal National Mortgage Association, the Federal Home Loan Mortgage Corporation, the Government National Mortgage Association, or a private mortgage insurance company.

Signature 	Print full name	Date
Signature	Print full name	Date
Signature	Print full name	Date
Signature	Print full name	Date

2021120700328301

TRANSFERS INVOLVING MULTIPLE GRANTORS AND/OR GRANTEEES

NOTE

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

Grantee/Transferee <input type="checkbox"/> Individual <input type="checkbox"/> Corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Estate/Trust <input checked="" type="checkbox"/> Single member LLC <input type="checkbox"/> Multi-member LLC <input type="checkbox"/> Other	Name (if individual, last, first, middle initial)	101 FLEET HOLDING LLC	Social security number	
	Mailing address	84 KOSCUISZKO ST	Social security number	
	City	State	ZIP code	Federal EIN
	BROOKLYN	NY	11205	87 3577756
	Country			
	Single member's name if grantor/grantee is a single member LLC	Single member EIN or SSN		
101 FLEET HOLDING MEZZ LLC	99-9999999			
<input type="checkbox"/> Individual <input type="checkbox"/> Corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Estate/Trust <input type="checkbox"/> Single member LLC <input type="checkbox"/> Multi-member LLC <input type="checkbox"/> Other	Name (if individual, last, first, middle initial)		Social security number	
	Mailing address		Social security number	
	City	State	ZIP code	Federal EIN
	Country			
	Single member's name if grantor/grantee is a single member LLC	Single member EIN or SSN		
<input type="checkbox"/> Individual <input type="checkbox"/> Corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Estate/Trust <input type="checkbox"/> Single member LLC <input type="checkbox"/> Multi-member LLC <input type="checkbox"/> Other	Name (if individual, last, first, middle initial)		Social security number	
	Mailing address		Social security number	
	City	State	ZIP code	Federal EIN
	Country			
	Single member's name if grantor/grantee is a single member LLC	Single member EIN or SSN		
<input type="checkbox"/> Individual <input type="checkbox"/> Corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Estate/Trust <input type="checkbox"/> Single member LLC <input type="checkbox"/> Multi-member LLC <input type="checkbox"/> Other	Name (if individual, last, first, middle initial)		Social security number	
	Mailing address		Social security number	
	City	State	ZIP code	Federal EIN
	Country			
	Single member's name if grantor/grantee is a single member LLC	Single member EIN or SSN		
<input type="checkbox"/> Individual <input type="checkbox"/> Corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Estate/Trust <input type="checkbox"/> Single member LLC <input type="checkbox"/> Multi-member LLC <input type="checkbox"/> Other	Name (if individual, last, first, middle initial)		Social security number	
	Mailing address		Social security number	
	City	State	ZIP code	Federal EIN
	Country			
	Single member's name if grantor/grantee is a single member LLC	Single member EIN or SSN		

**101 Fleet Place LLC
40 Oser Avenue, Suite 4
Hauppauge, New York 11788**

30 December 2021

101 Fleet Holding LLC
101 Fleet Realty LLC
40 Oser Avenue, Suite 4
Hauppauge, New York 11788

RE: Site Access to Perform Brownfield Cleanup Program Work
101 Fleet Place, Brooklyn, New York 11201
Kings County Block 2061, Lot 100

Dear Sir or Madam:

As you are aware, 101 Fleet Holding LLC and 101 Fleet Realty LLC have submitted an application to the Brownfield Cleanup Program (BCP) for the property located at 101 Fleet Place, Brooklyn, New York 11201 (Kings County Tax Block 2061, Lot 100), which is currently owned by your companies as tenants in common. As a BCP co-applicant, we are required to seek access to the property from the current property owner for acceptance into the BCP. In order to file the application, we need written permission from you to access the property throughout the BCP Project and to place an environmental easement on the property, should one be necessary. By execution of this site access agreement letter, you are hereby acknowledging that 101 Fleet Holding LLC and 101 Fleet Realty LLC have granted site access for this purpose.

Sincerely,

101 Fleet Place LLC

By: 
Jacob Kohn, Authorized Signatory

As the tenant in common site owners, I agree that 101 Fleet Holding LLC and 101 Fleet Realty LLC have each granted access to allow 101 Fleet Place LLC, and its contractors, to enter 101 Fleet Place, Brooklyn, New York 11201 (Kings County Tax Block 2061, Lot 100), to perform the required BCP investigation, remediation work and/or place an environmental easement on the property should one be necessary.

101 Fleet Holding LLC

By: 
Jacob Kohn, Authorized Signatory

101 Fleet Realty LLC

By: 
Jacob Kohn, Authorized Signatory

ATTACHMENT F

Section VII: REQUESTOR ELIGIBILITY INFORMATION

SECTION VII: REQUESTOR ELIGIBILITY INFORMATION

Volunteer Status

The Requestors qualify as a “Volunteer” in the BCP because they have no connection with any prior owner or operator, and did not cause, contribute, or permit the disposal of any contaminants at the site, nor did the Requestors control the site when such contamination occurred. Requestors did not observe and are not aware of any continuing release. Requestors are taking the necessary steps to prevent any threatened future release, and prevent and limit human, environmental or natural resource exposure to any previously released contamination at the site. As such, the Requestors qualify as a Volunteer as designed in ECL 27-1405(1)(b).

Requestor Relationship to Property

The proposed BCP site is currently owned by 101 Fleet Realty LLC and 101 Fleet Holding LLC, which are New York State Domestic Limited Liability Corporations. A deed dated 9 December 2021 was submitted for recording, however, is not yet available on ACRIS. A copy of the deed is included as an attachment in *Section VI: Current Property Owner/Operator Information*. A copy of the organizational chart identifying members of the ownership entities is provided as an attachment in *Section I: Requestor Information*.

101 Fleet Place LLC is the managing entity on behalf of 101 Fleet Realty LLC and 101 Fleet Holding LLC.

ATTACHMENT G

**Section IX: CONTACT LIST INFORMATION AND ACKNOWLEDGEMENT FROM
REPOSITORY**

SECTION IX – CONTACT LIST INFORMATION

SITE CONTACT LISTS

Executive

Role	Name	Phone	Mailing Address	Email / Contact
NYC Mayor	Mayor William De Blasio	212-NEW-YORK	City Hall New York, NY 10007	https://www1.nyc.gov/office-of-the-mayor/mayor-contact.page
NYC Department of City Planning Chairperson	Marisa Lago	212-720-3300	120 Broadway 31st Floor New York, NY 10271	https://www1.nyc.gov/site/planning/about/email-the-director.page
Brooklyn Borough President	Eric Adams	718-802-3700	Brooklyn Borough Hall 209 Joralemon Street Brooklyn, NY 11201	askeric@brooklynbo.nyc.gov
Brooklyn Community Board 2 District Manager	Robert Perris	718-596-5410	350 Jay Street 8 th Floor, Brooklyn, NY 11201	Cb2k@nyc.rr.com
New York City Council District 35	Laurie A. Cumbo	718-260-9191	55 Hanson Place, Suite 778, Brooklyn, NY 11217	LCumbo@council.nyc.gov
NY Senate District 25 Senator	Jabari Brisport	718-643-6140	55 Hanson Place, Suite 702, Brooklyn, NY 11217	brisport@nysenate.gov
NY State Assembly District 057 Member	Phara Souffrant Forrest	718-596-0100	55 Hanson Place, Brooklyn, NY 11217	souffrantforrestp@nyassembly.gov
NYC Department of Health and Mental Hygiene (DOHMH)	Dave A. Chokshi, M.D., Commissioner	212-504-4115	City Hall Park, New York, NY	OGC@health.nyc.gov

Owners, Residents, Occupants

The site is currently developed with a vacant, one-story building. The tables below provide current contact information for the owner and occupant of the site.

Owner	Contact Name	Phone	Mailing Address	Email
101 Fleet Realty LLC	Jacob Kohn	(917) 846-1115	25 West 36 th Street, 2 nd Floor, New York, NY 10036	kohnjacob@gmail.com
101 Fleet Holding LLC	Jacob Kohn	(917) 846-1115	90 State Street, Suite 700 Box 10, Albany, NY 12207	kohnjacob@gmail.com

Operator	Contact Name	Phone	Mailing Address	Email
Vacant – N/A	Vacant – N/A	Vacant – N/A	101 Fleet Place, Brooklyn, NY 11201	Vacant – N/A
101 Fleet Place LLC (*Managing Entity of Owners on Behalf of 101 Fleet Realty LLC and 101 Fleet Holding LLC)	Jacob Kohn	(917) 846-1115	40 Oser Avenue, Suite 4, Hauppauge, NY 11788	kohnjacob@gmail.com

Adjacent Properties

Below is a list of the adjoining properties which are also detailed on Figure 7.

Owner/Entity Name	Contact Name	Site Use	Property Address	Owner Mailing Address
Red Apple 86 Fleet Place Development LLC	Not Available	Multi-Family Residential	86 Fleet Place	800 Third Avenue, 5 th Floor, New York, NY
147 Prince Street LLC	Not Available	Commercial/Office	147 Prince Street	54 Pearl Street, Brooklyn, NY
147 Prince Street LLC	Not Available	Parking Lot	102 Fleet Place	54 Pearl Street, Brooklyn, NY
147 Prince Street LLC	Not Available	Parking Lot	104 Fleet Place	54 Pearl Street, Brooklyn, NY
147 Prince Street LLC	Not Available	Commercial	155 Prince Street	54 Pearl Street, Brooklyn, NY
147 Prince Street LLC	Not Available	Parking Lot	106 Fleet Place	54 Pearl Street, Brooklyn, NY
147 Prince Street LLC	Not Available	Vacant	Fleet Place	54 Pearl Street, Brooklyn, NY
New York City Transit Authority	Not Available	Parking Garage	161 Prince Street	3 Stone Street, New York, NY
165 Willoughby Street LLC	Not Available	Commercial/Office	275 Flatbush Extension	54 Pearl Street, Brooklyn, NY
165 Willoughby Street LLC	Not Available	Vacant	165 Willoughby Street	54 Pearl Street, Brooklyn, NY
Boomerang Building Fund LLC	Not Available	Multi-Family Residential	167 Willoughby Street	177 Luquer Street, Brooklyn, NY
University Towers Apt Corp	Not Available	Multi-Family Residential	175 Willoughby Street	191 Willoughby Street #1M Brooklyn, NY
Red Apple 81 Fleet Place Development LLC	Not Available	Mixed-Use Commercial/Residential	81 Fleet Place	800 3rd Avenue, New York, NY

Local News and Media:

Owner/Entity Name	Type	Address	Phone	Website
The Brooklyn Eagle	Online	16 Court Street Brooklyn, NY 11241	718-422-7413	www.brooklyneagle.com
Spectrum 1 News	Television	75 Ninth Avenue New York, NY 10011	212-691-6397	https://www.ny1.com/nyc/all-boroughs/about-us/contact-us

Public Water Supply:

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

Owner/Entity Name	Contact	Address	Phone	Email
NYCDEP	Vincent Sapienza - Commissioner	59-17 Junction Blvd. Flushing, NY 11373	718-595-6565	ltcp@dep.nyc.gov
NYC Municipal Water Finance Authority	Olga Chernat-Executive Director	255 Greenwich Street 6th Floor New York, NY 10007	212-788-5889	Not Available

Additional Requests

We are unaware of any requests to be included on the contact list for the 101 Fleet Place Redevelopment site located at 101 Fleet Place, Brooklyn, NY.

School or Day Care Located on or Proximal to the Site

The following schools or day care facilities are located within ½-mile radius to the site:

School/Day Care Name	Approximate distance from Site in feet and (directional)	Administrator	Phone	Address
Long Island University Brooklyn Campus	315' (South)	Kimberly R. Cline	718-488-1000	190 Willoughby Street, Brooklyn, NY 11201
Community Roots Charter School	1250' (Northeast)	Allison Keil	718-858-1629	51 Saint Edwards Street, Brooklyn, NY 11205
New York University Tandon School of Engineering	2100' (Northwest)	Not Available	646-977-3600	6 MetroTech Center, Brooklyn, NY 11201
Brooklyn Prospect Charter School Elementary	1100' (West)	Folake Akinola-Pinard	718-7227634	80 Willoughby Street, Brooklyn, NY 11201
SUNY Empire State College New York City Brooklyn Campus	1400' (Southwest)	Not Available	718-783-440	177 Livingston Street, Brooklyn, NY 11207

Document Repository

Brooklyn Community Board 2 and the Brooklyn Public Library – Walt Whitman Branch were notified on 20 October 2021 via email regarding utilizing their space as document repositories. Documentation of the confirmation from the Brooklyn Public Library – Walt Whitman Branch is attached below. We understand that Brooklyn Community Board 2 did not return a signed copy of the repository request letter; however via email confirmation dated 04 November 2021 they will be able to receive project-related documents throughout the duration of the BCP. The repository information is detailed below:

Owner/Entity Name	Contact	Address	Phone	Email
Brooklyn Public Library – Walt Whitman	Bayleigh Vidovich	93 Saint Edwards Street, Brooklyn, NY 11205	718-935-0244	b.vidovich@brooklynpubliclibrary.org

Community Board

Owner/Entity Name	Contact	Address	Phone	Email
Brooklyn Community Board 2	Lenue Singletary	350 Jay Street, 8 th Floor, Brooklyn, NY 11201	718-596-5410	lsingletary@cb.nyc.gov

GIS FILE PATH: \\haleyaldrich.com\share\CF\Projects\0203708\GIS\Maps\2021_10\203708_000_0002_SITE_PLAN.mxd — USER: hwachholz — LAST SAVED: 10/21/2021 4:10:32 PM

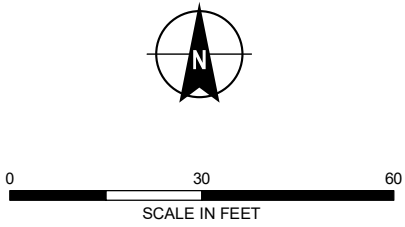


LEGEND

SITE BOUNDARY

PARCEL BOUNDARY

- NOTES**
1. ALL LOCATIONS ARE APPROXIMATE.
 2. ASSESOR PARCEL DATA SOURCE: NEW YORK CITY DEPARTMENT OF CITY PLANNING GIS
 3. AERIAL IMAGERY SOURCE: NEARMAP, 12 AUGUST 2021



**HALEY
ALDRICH** 101 FLEET PLACE
BROOKLYN, NEW YORK

ADJOINING SITE MAP

OCTOBER 2021

FIGURE 7

**Section IX: Acknowledgement from Brooklyn Public Library – Walt Whitman Branch to Act as
Document Repository**



HALEY & ALDRICH OF NEW YORK
237 W 35th Street
16th Floor
New York, NY 10123
Tel. 646.277.5686

20 October 2021
File No. 0203708-000

Brooklyn Public Library – Walt Whitman Branch
93 Saint Edwards Street
Brooklyn, NY 11205
Via email: b.vidovich@bklynlibrary.org
Attn: Bayleigh Vidovich

Subject: Brownfield Cleanup Program Application – Request for Repository Use
101 Fleet Place
Brooklyn, NY 11201

Dear Ms. Vidovich:

Haley & Aldrich of New York (Haley & Aldrich), on behalf of 101 Fleet Place LLC, is requesting use of the Brooklyn Public Library – Walt Whitman Branch as a document repository for the anticipated project located at 101 Fleet Place, Brooklyn, NY. The New York State Department of Environmental Conservation (NYSDEC) requires a letter certifying that the proposed document repository is able to serve as a public repository for all documents pertaining to the environmental cleanup at the Site. Please sign below denoting that your facility would be amenable to serving as a temporary public repository.

Should you have any questions, please do not hesitate to give me a call at (646) 277-5686.

Thank you,
HALEY & ALDRICH OF NEW YORK


James M. Bellew
Senior Associate

The Brooklyn Public Library – Walk Whitman Branch is willing to act as a public document repository holding and making available of all provided environmental documents related to the 101 Fleet Place Brownfield Cleanup Project.


Name

10.29.21
Date


Title

Section IX: Acknowledgement from Brooklyn Community Board 2 Regarding to Act as Document Repository

From: Simmel, Zachary
Sent: Thursday, November 4, 2021 2:21 PM
To: Snead, Emily
Subject: Fwd: NYSDEC Brownfield Cleanup Program- Document Repository Request- 101 Fleet Place
Attachments: Community Board 2 Repository Letter.pdf

FYI

Get [Outlook for iOS](#)

From: BK02 Communityboard <BK02@cb.nyc.gov>
Sent: Thursday, November 4, 2021 2:19:25 PM
To: Simmel, Zachary <ZSimmel@haleyaldrich.com>
Subject: Re: NYSDEC Brownfield Cleanup Program- Document Repository Request- 101 Fleet Place

CAUTION: External Email

Hello Zach, Emily, James:

CB2 will act as repository for 101 Fleet Place - A CD and/or digital files are preferred.
Carol-Ann Church
Asst. District Manager

**District Office Team Account
Brooklyn Community Board 2**

bk02@cb.nyc.gov
718-596-5410

- * [Live Calendar](#)
- * [Newsletters](#)
- * [Public Drive](#)

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From: Simmel, Zachary <ZSimmel@haleyaldrich.com>
Sent: Wednesday, October 20, 2021 1:39 PM
To: BK02 Communityboard <BK02@cb.nyc.gov>
Subject: [EXTERNAL] NYSDEC Brownfield Cleanup Program- Document Repository Request- 101 Fleet Place

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. Forward suspect email to phish@cyber.nyc.gov as an attachment (Click the More button, then forward as attachment).

Good afternoon,

Haley & Aldrich of New York is formally requesting permission to include the Brooklyn Community Board 2 as a document repository during the investigation and remediation of the property located at 101 Fleet Place, Brooklyn, NY. It is anticipated that over the course of the next 1-2 years several documents (electronic version on CD) related to the environmental investigation and remediation will be delivered to the Brooklyn Community Board 2. The proposed

investigation and remediation will be done in coordination with the New York State Department of Environmental Conservation.

Upon delivery it is requested that these documents be made available for public review. If hard copies are preferred alternative to CD please advise.

Attached please see the letter indicating that the Brooklyn Community Board 2 would be willing to serve as a document repository for the project. Please send back to us when you have a chance and please contact me with any questions.

Thank you,
Zach

Zachary Simmel

Staff Engineer

Haley & Aldrich of New York

237 West 35th Street, 16th Floor
New York, NY 10123

T: (646) 277-5690

C: (646) 787-7669

www.haleyaldrich.com

ATTACHMENT H

Section X: LAND USE FACTORS

SECTION X: LAND USE FACTORS

Existing Zoning

According to the New York City Planning Commission Zoning Map 16c, the site is located within a residential and commercial zoning district (R6 and C6-4 DB). R6 zoning districts are widely mapped in built-up, medium-density areas in Brooklyn, Queens, and the Bronx. The character of R6 districts can range from neighborhoods with a diverse mix of building types and heights to large-scale “tower in the park” developments. C6 districts permit a wide range of high-bulk commercial uses requiring a central location. Most C6 districts are in Manhattan, Downtown Brooklyn and Downtown Jamaica. Corporate headquarters, large hotels, department stores and entertainment facilities in high-rise mixed buildings are permitted in C6 districts.

As a result of the CEQR process, Block 2061, Lot 100 was assigned an environmental E-Designation (E-539) for hazardous materials, noise (window wall attenuation and alternative means of ventilation), and air quality (HVAC limited to natural gas and exhaust stack location limitations effective 10 December 2019 (CEQR #19DCP069K). Satisfaction of the E-Designation requirements is subject to review and approval by the NYCOER to obtain a NTP or a NNO prior to obtaining building permits.

Current Use

The roughly 20,000-square-foot (0.46 acre) site is developed with a one-story building and includes an open-air courtyard. The site is currently vacant.

Intended Use Post-Remediation

While the development plans are conceptual at this time, the planned project will consist of a 21-story residential building with one-level cellar encompassing the entire site footprint, including affordable housing. About 299 dwelling units are proposed, of which about 90 units will be designated as affordable housing. The cellar will extend to a depth of 12 ft bgs. The architectural set is still in the design phase and will be released when available.

Consistency with Applicable Zoning Laws/Maps

According to the New York City Planning Commission Zoning Map 16c, the site is located within a residential and commercial zoning district (R6 and C6-4 DB). The proposed development of this property is consistent with the current zoning. The applicable zoning map is included as an attachment in Section II: Project Description.

Comprehensive Plans

The proposed use is consistent with local and area plans. The project area is currently located on the eastern edge of Downtown Brooklyn, which has transformed into a vibrant, mixed-use central business district by development facilitated by the 2002 City-led Downtown Brooklyn Plan. Both medium and high-density buildings with mixed uses are located in this area.

ATTACHMENT I

**Supplemental Questions Sections:
Sites Seeking Tangible Property Credits in NYC**

ATTACHMENT I: SUPPLEMENTAL QUESTIONS SECTION: SITES SEEKING TANGIBLE PROPERTY CREDITS IN NYC

Affordable Housing Project Determination

A new, 21-story residential building including about 299 dwelling units are proposed, of which about 90 units will be designated as affordable housing is proposed. The development is planned as Affordable Housing, and a copy of the regulatory agreement with the 101 Fleet Place LLC will be provided to the NYSDEC at a later date prior to issuance of the Certificate of Completion (COC).