

WILLIAMSBRIDGE GARDENS
EAST 211TH – EAST 212TH STREET
BRONX, NEW YORK
BLOCK 4657, LOTS 42, 67, 69, 71, AND 72

**BROWNFIELD CLEANUP PROGRAM APPLICATION
SUPPLEMENTAL INFORMATION
REVISION 1**

SUBMITTED TO:



New York State Department of Environmental Conservation
Site Control Section
Division of Environmental Remediation
625 Broadway, 11th Floor
Albany, New York 12233-7020

PREPARED FOR:

B&B Urban, LLC
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New York, New York 10019

PREPARED BY:



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PWGC Project Number: BBU1801

APRIL 2018

**BROWNFIELD CLEANUP PROGRAM APPLICATION
SUPPLEMENTAL INFORMATION
WILLIAMSBRIDGE GARDENS, BRONX, NEW YORK
BLOCK 4657, LOTS 42, 67, 69, 71, AND 72**

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SECTION I: REQUESTOR INFORMATION

The application requestors are B&B Urban LLC, and 211 Residential Associates LLC. 211 Residential Associates LLC is fully owned by B&B Urban LLC. Mr. Alan Bell is the President of both B&B Urban LLC, and 211 Residential Associates LLC. Ownership information for the Requestors is as follows:

- B&B Urban LLC:
 - Alan Bell – 50% Member (Member/Manager)
 - Elisa Barnes – 50% Member (Member/Manager)
- 211 Residential Associates LLC:
 - B&B Urban LLC – Sole Member

Print-outs of the entity information for B&B Urban LLC, and 211 Residential Associates LLC from the NYS Department of State's Corporation & Business Entity Database, and the Operating Agreement for 211 Residential Associates LLC are included in **Appendix A**.

All documents will be certified in accordance with Section 1.5 of DER-10.

SECTION II: PROJECT DESCRIPTION

The project is seeking to enter the New York State Department of Environmental Conservation (NYSDEC) Brownfield Cleanup Program (BCP) at the investigation stage for the property located at 718 to 728 East 212th Street, Bronx, New York (Site). Although an initial investigation has been completed, a Remedial Investigation will be completed to further delineate subsurface impact at the site. The RI is anticipated to include, but not be limited to, supplemental soil sampling to further delineate subsurface contamination.

The proposed plan for the project is to investigate and remediate the site as part of redevelopment. Development will feature two 8-story buildings and a landscaped interior courtyard for residents. Combined, the buildings will be 169,000 sf and contain 170 apartments (30 studio, 54 one-bedroom, 59 two-bedroom and 26 three-bedroom + one super's unit). 100% of the building will be affordable housing, with 30% of the units (51) set aside for formerly homeless families earning under 30% of AMI. Development will be made possible using subsidies from the NYS Division of Housing and Community Renewal (HCR) and/or NYC Department of Housing Preservation and Development (HPD).

It is anticipated that the Supplemental Remedial Investigation would start within two to three months of acceptance of the project in to the BCP (July 2018), and planning and implementation of remediation for the site would start within six to 12 months following acceptance of the final Remedial Investigation Report (RIR). It is anticipated that a Certificate of Completion (COC) could be granted upon completion of the remedial program. The estimated completion is Fall 2020.

A Site Location Map is included as **Figure 1**. A Site Plan is included as **Figure 2**. a Proposed Development Plan is included as **Figure 3**.

SECTION III: PROPERTY'S ENVIRONMENTAL HISTORY

PWGC prepared a Phase I Environmental Site Assessment (ESA) (dated August 18, 2017), and Phase II ESA (dated January 11, 2018). The site's environmental history, based on these reports, is summarized below.

Phase I ESA (August 18, 2017)

PWGC prepared a Phase I ESA for the site in August 2017. Work was conducted in accordance with the American Society for Testing and Materials (ASTM) Standard E 1527-13 (Standard Practices for Environmental Site Assessment: Phase I Environmental Site Assessment Process), 40 Code of Federal Regulations (CFR) Part 312 (Standards and Practices for All Appropriate Inquiry; Final Rule). Findings of the Phase I ESA are summarized below:

The subject property consists of five parcels located at East 211th Street and E 212th Street, Bronx, New York. The site is located in the Bronx Borough and Bronx County. The property is identified in the New York City Tax Map as Block 04657, Lots 0042, 0067, 0069, 0071, and 0072. The subject property measures approximately 0.80 acres and is vacant with the exception of a dilapidated storage structure on Lot 0071.

PWGC evaluated the findings associated with the subject property and identified three Recognized Environmental Conditions (RECs) with respect to the subject property. Conditions determined to be RECs are detailed below:

- Each of the five Lots has been assigned an E-Designation by NYCDEP. The E-Designation includes Hazardous Materials and Noise. The E-designation for the subject property indicates a potential for the presence of hazardous substances and petroleum products. Based on this potential, PWGC concluded that this represents a REC for the subject property.
- Seven metal and plastic drums, eight five-gallon pails and four gas cans were noted strewn around the site. All containers were located outside the building resting on the gravel and vegetated surfaces. Containers were a mix of empty, containing water, and containing unidentified substances. Containers were labeled as diesel, hydraulic fluid and lubricant. One five-gallon pail was open with black oil-like liquid in and on the surrounding vegetated surface around the pail. An approximately two-foot wide by two-foot long area of black oil-like staining was noted on the eastern boundary of the site. The staining was adjacent to an open five-gallon pail which contained liquid comparable to the staining. Based on this information, PWGC concluded that the drums/containers represent a potential past release and/or material threat of a future release of a hazardous substance/petroleum product and are a REC.
- Two properties adjacent to the subject property were identified as possible sources of soil vapor impact to the subject property. 707 East 211th Street is a US Brownfield site and Mr. Cleen Laundromat is identified as a drycleaner site. Based on a Tier 1 Vapor Encroachment Screening performed as part of the Phase I ESA, these sites were identified as potential vapor encroachment conditions (VECs) with respect to the subject property. Based on this, PWGC concluded that these sites represent a REC.

Based on the findings of the Phase I ESA, PWGC recommended that a Phase II ESA be performed to further investigate the identified RECs.

An electronic copy of the Phase I ESA is included in **Appendix B**.

Phase II ESA (January 11, 2018)

PWGC prepared a Phase II ESA for the site in January 2018. Work was conducted in accordance with the ASTM Standard E 1903-11 (Standard Practices for Environmental Site Assessment: Phase II Environmental Site Assessment Process) and in substantial conformance with NYSDEC DER-10, Technical Guidance for Site Investigation and Remediation, May 2010. Findings of the Phase II ESA are summarized below:

The Phase II ESA consisted of a geophysical survey throughout accessible portions of the site, installation of 12 soil borings throughout the property, collection of 24 soil samples, installation of eight soil vapor probes throughout the property, and collection of eight soil vapor samples and one ambient air sample. Bedrock was encountered at depths ranging from five to 12 feet below grade at the site. Groundwater was not encountered above bedrock; as such groundwater samples were not collected during the Phase II ESA.

Soil samples collected from the site were analyzed for VOCs, SVOCs, metals, pesticides, and PCBs. Sample results were compared to NYSDEC Unrestricted Use Soil Cleanup Objectives (UUSCOs) and Restricted Residential Soil Cleanup Objectives (RRSCOs). Phase II ESA soil sample results showed SVOC and metals impact throughout the site at concentrations exceeding RRSCOs. With the exception of soil boring SB004, impact exceeding RRSCOs was limited to samples collected from the 0 to 2-foot interval. In addition to impact above RRSCOs, VOC, SVOC, metals, pesticide, and PCB impact was detected at concentrations exceeding UUSCOs throughout the site. Impact exceeding UUSCOs was generally limited to samples collected from the 0 to 2-foot interval, but did extend to the bedrock surface at several locations.

Soil vapor samples collected from the site were analyzed for VOCs. Soil vapor data were compared to the Soil Vapor/Indoor Air Matrices included in the NYSDOH Guidance for Evaluating Soil Vapor Intrusion in the State of New York (October 2006, updated May 2017). Soil vapor samples collected during this Phase II did not identify significantly elevated concentrations of VOCs.

An electronic copy of the Phase II ESA is included in **Appendix C**.

SECTION IV: PROPERTY INFORMATION

Proposed Site Name

The Site name for this project will be: Williamsbridge Gardens.

Site Address and Tax Map IDs

The site is located at 718 to 728 East 212th Street, Williamsbridge, Bronx, New York. It is located within New York City in Bronx County. The site consists of the following addresses and Tax Map IDs:

Parcel Address	Section	Block	Lot	Acreage
East 211 th Street	Bronx	04657	0042	0.46
718 East 212 th Street	Bronx	04657	0067	0.08
720 East 212 th Street	Bronx	04657	0069	0.08
722 East 212 th Street	Bronx	04657	0071	0.08
728 East 212 th Street	Bronx	04657	0072	0.11

The Requestor has begun the process to merge the five tax lots detailed above into one lot. Once the five lots are merged, they will be subdivided into two lots so that each of the proposed buildings will be on a separate tax lot. Further information regarding the tax lot merge/subdivision will be included in future reports, as the process progresses.

A Digital Tax Map of the site and surrounding properties is included as **Figure 4**.

Site Size

The Site is a combined total of 0.80 acres (35,000 sq. ft.) over the five tax lots.

Property Description and Environmental Assessment

Location

East 211th and 212th Street Site is located in an urban area in the Williamsbridge neighborhood of the Bronx. The property is bounded by East 212th Street to the north, East 211th Street to the south, commercial and residential properties and Holland Avenue to the east, and commercial properties and White Plains Road to the west.

Site Features

The Site is predominately vacant, with an approximately 2400 sq. ft. storage building located on the northeastern portion of the property. The vacant portions of the property are unpaved, and were most recently used for the storage and maintenance of carnival rides and equipment.

Current Zoning and Land Use

The property is zoned R7A residential, and is surrounded by similarly zoned properties. A Zoning and Land Use Map is included as **Figure 5**.

Past Use of the Site

Lot 0042 (East 211th Street) has been vacant since at least 1897. Lots 0067, 0069, and 0071 were first developed in approximately 1918 as residential apartment buildings. The buildings on Lots 0067 and 0069 remained in

place until approximately 1978, when there were demolished. The building on Lot 0071 was demolished at some point between 1950 and 1976. Lot 0072 was first developed in approximately 1918 with an auto repair shop. Between 1918 and 1935 it was redeveloped as a contractor storage garage/warehouse, and residential dwelling. These buildings were demolished in approximately 2004. Lots 0042, 0067, 0069, and 0071 have been used for carnival ride/equipment storage and maintenance from approximately 1981 to the present. Lot 0072 has been vacant from approximately 2004 to the present.

Past site uses include residential (approx. 1918 to 1978), auto repair (approx. 1918) and contractor storage building (approx. 1935 to 2004). The historic use of the property and presence of historic urban fill observed through the property is the likely cause of the metals, SVOC and VOC impact observed in the soils and at the Site. To the best of PWGC's knowledge, no remedial activities are known to have previously taken place at the site.

Site Geology and Hydrogeology

The stratigraphy of the site, from the surface down, consists of primarily of silty and clayey sand with some gravel that extended from grade to the bedrock surface. Evidence of historic urban fill material, such as brick fragments, was observed at depths up to eight feet below grade at several locations across the site. Bedrock was encountered at depths ranging from five to 12 feet below grade across the site. Groundwater was not encountered above the bedrock surface at the site.

Environmental Assessment

Based on investigations performed at the site to date, the primary contaminants of concern for the site are SVOCs, metals, and pesticides.

Soil – SVOCs, metals and pesticides exceeding UUSCOs and/or RRSCO were detected in soils throughout the site. With the exception of location SB004, compounds exceeding RRSCO were limited to the 0 to 2-foot sampling interval; compounds exceeding UUSCOs extended to the bedrock surface throughout the central and western portions of the site. The source of the elevated concentrations is likely related to the current/historical usage of the site for equipment storage, as well as the likely presence of historic urban fill material. Based on analytes detected above UUSCOs and RRSCO, the identified impact will require remediation. It should be noted that, due to access limitations during the Phase II ESA, no samples were collected from Lot 0071. However, with the exception of one sample location at near the western property boundary, all sample locations at the site contained SVOC and metals impact exceeding UUSCOs. As such, there is no reason to believe that samples collected from Lot 0071 would not contain impact above UUSCOs.

Groundwater – to date, groundwater sampling has not been performed at the site.

Soil Vapor – elevated VOCs were not detected in soil vapor samples collected from the site.

A Site Plan showing sample locations at the site is included as **Figure 6**; A Site Plan showing sample results is included as **Figure 7**.

SECTION VI: CURRENT PROPERTY OWNER/OPERATOR INFORMATION

Current Owner's Name:

Parcel Address	Block	Lot	Owner Name	Deed Date
East 211 th Street	04657	0042	211 Residential Associates LLC	3/6/2018
718 East 212 th Street	04657	0067	211 Residential Associates LLC	3/6/2018
720 East 212 th Street	04657	0069	211 Residential Associates LLC	3/6/2018
722 East 212 th Street	04657	0071	211 Residential Associates LLC	3/6/2018
728 East 212 th Street	04657	0072	211 Residential Associates LLC	3/6/2018

The subject site is owned by 211 Residential Associates LLC. 211 Residential Associates LLC is fully owned by B&B Urban LLC. Alan Bell is the President of both B&B Urban LLC, and 211 Residential Associates LLC. Both B&B Urban LLC and 211 Residential Associates LLC are co-owned by Alan Bell and Elisa Barnes.

Current Operator:

The site is currently vacant and not utilized

Previous Property Owners:

Based on recorded deeds in the New York City Automated City Register Information System (ACRIS) database, the following parties had title to the site:

East 211 th Street (Block 04657, Lot 0042)				
Deed Date(s)	Deed Holder	Relationship to Requestor	Operator(s)	Relationship to Requestor
3/6/2018	211 Residential Associates LLC	Requestor	Vacant	
2/3/1986	Ace Tents Amusement Corp	None	Ace Tents Amusement Corp.	None
9/15/1976	Norma Giordano	None	Unknown	
6/6/1966	Jalda Holding Corp.	None	Unknown	
Prior to 6/6/1966	Amelia Cangi, et al.	None	Unknown	

718 East 212 th Street (Block 04657, Lot 0067)				
Deed Date(s)	Deed Holder	Relationship to Requestor	Operator(s)	Relationship to Requestor
3/6/2018	211 Residential Associates LLC	Requestor	Vacant	
9/6/1983	Ace Tents Amusement Corp	None	Ace Tents Amusement Corp.	None
5/16/1983	Angel Mendez	None	Unknown	
8/8/1978	City of New York	None	Unknown	
9/30/1975	Ned Contracting Corp.	None	Unknown	
4/22/1974	City of New York	None	Unknown	
2/17/1971	Garch Realty Corp.	None	Unknown	

4/29/1969	Duplex Development Corp.	None	Unknown	
10/4/1968	Washington Development Corp.	None	Unknown	
7/25/1968	Michele Estates, Inc.	None	Unknown	
Prior to 7/25/1968	Sophie Elphant	None	Unknown	

720 East 212 th Street (Block 04657, Lot 0069)				
Deed Date(s)	Deed Holder	Relationship to Requestor	Operator(s)	Relationship to Requestor
3/6/2018	211 Residential Associates LLC	Requestor	Vacant	
7/23/1981	Ace Tents Amusement Corp	None	Ace Tents Amusement Corp.	None
1/13/1973	Herbert L. Johnson	None	Unknown	
12/19/1972	Paradise Holding Corp.	None	Unknown	
2/1/1967	Matthew Doz Trust	None	Unknown	
Prior to 2/1/1967	Louis Sanna	None	Unknown	

722 East 212 th Street (Block 04657, Lot 0071)				
Deed Date(s)	Deed Holder	Relationship to Requestor	Operator(s)	Relationship to Requestor
3/6/2018	211 Residential Associates LLC	Requestor	Vacant	
3/12/1988	Ace Tents Amusement Corp	None	Ace Tents Amusement Corp.	None
5/5/1977	Ned Contracting Corp.	None	Unknown	
4/22/1974	City of New York	None	Unknown	
2/17/1971	Garch Realty Corp.	None	Unknown	
4/29/1969	Duplex Development Corp.	None	Unknown	
10/4/1968	Washington Development Corp.	None	Unknown	
7/25/1968	Michele Estates Inc.	None	Unknown	
7/18/1968	Sarah Pianin	None	Unknown	
Prior to 7/18/1968	John Sullivan Ref	None	Unknown	

728 East 212 th Street (Block 04657, Lot 0072)				
Deed Date(s)	Deed Holder	Relationship to Requestor	Operator(s)	Relationship to Requestor
3/6/2018	211 Residential Associates LLC	Requestor	Vacant	
8/24/2017	B&B Urban LLC	Requestor	Vacant	
7/19/2001	Keith Ogbourne	None	Unknown	
2/25/1984	Claudius Johnson	None	Unknown	
5/12/1983	Lorraine Agneta	None	Unknown	
10/5/1981	City of New York	None	Unknown	
12/8/1977	Alpheous Jackson	None	Unknown	
Prior to 12/8/1977	Caroline Morris	None	Unknown	

Deed information is included in **Appendix D**.

SECTION VII: REQUESTOR ELIGIBILITY INFORMATION

The application requestors are B&B Urban LLC, and 211 Residential Associates LLC.

The Requestor qualifies as a “volunteer” because all disposals of hazardous substances occurred prior to the time the Requestor acquired title to the site and does not have any affiliation with any responsible party. Since taking title, Requestor has exercised appropriate care performing a voluntary investigation, disclosing the results to NYSDEC and is applying to the BCP to address the contaminants detected during its investigation. As such, the Requestor qualifies as a Volunteer as defined in ECL 27-1405(1)(b).

SECTION VIII: PROPERTY ELIGIBILITY INFORMATION

Not Applicable – all responses are no.

SECTION IX: CONTACT LIST INFORMATION

1. Government Officials

New York City Mayor
William DeBlasio
City Hall, New York, NY 10007
<http://www1.nyc.gov/office-of-the-mayor/mayor-contact.page>

New York City Department of City Planning
Marisa Lago, Director
120 Broadway, 31st Floor, New York, NY 10271
<http://www1.nyc.gov/site/planning/about/email-the-director.page>

Bronx Borough President
Reuben Diaz, Jr.
Office of the Bronx Borough President
851 Grand Concourse, 3rd Floor, Bronx, New York 10451
<http://bronxboropres.nyc.gov/contact/>

2. Adjacent Properties

North:
709 East 212th Street
Owner Name: 3560 WPR LLC
Owner Address: 121 Tweed Blvd, Grandview On Hudson, NY 10960

713 East 212th Street
Owner Name: 3560 WPR LLC
Owner Address: 713 E 212 St, Bronx, NY 10467

715 East 212th Street
Owner Name: Ramona Perez
Owner Address: 715 E 212 St, Bronx, NY 10467

719 East 212th Street
Owner Name: East 212th Corp
Owner Address: 719 E 212 St, Bronx, NY 10467

721 East 212th Street
Owner Name: East 212th Corp
Owner Address: 719 E 212 St, Bronx, NY 10467

723 East 212th Street
Owner Name: East 212th Corp
Owner Address: 719 E 212 St, Bronx, NY 10467

729 East 212th Street
Owner Name: J&D Estates, LLC
Owner Address: 199 Lee Ave #201, Brooklyn, NY 11211

South:
702 East 211th Street
Owner Name: United States Postal Service
Owner Address: 702 E 211 St, Bronx, NY 10467

710 East 211th Street
Owner Name: Howard White
Owner Address: 710 E 211 St, Bronx, NY 10467

712 East 211th Street
Owner Name: Loida Arias
Owner Address: 712 E 211 St, Bronx, NY 10467

711 East Gun Hill Road
Owner Name: United States Postal Service
Owner Address: 711 E Gun Hill Rd #3, Bronx, NY 10467

725 East Gun Hill Road
Owner Name: East End Gun Hill
Owner Address: 725 E Gun Hill Rd, Bronx, NY 10467

East:
721 East 211th Street
Owner Name: Wenford Simpson
Owner Address: 721 E 211 St, Bronx, NY 10467

3535 Holland Avenue
Owner Name: Nison Badalov & Benzakunim Badalov
Owner Address: 8245 Beverly Rd, Queens, NY 11415

3537 Holland Avenue
Owner Name: Arthur Santiago
Owner Address: 3537 Holland Ave, Bronx, NY 10467

730 East 212th Street
Owner Name: Phillip Gohagan
Owner Address: 730 E 212 St, Bronx, NY 10467

West:
3558 White Plains Road
Owner Name: 3530 WPR Sub LLC
Owner Address: 121 Tweed Blvd, Grandview On Hudson, NY 10960

707 East 211th Street
Owner Name: 707 East 211th St LLC
Owner Address: 121 Tweed Blvd, Grandview On Hudson, NY 10960

3. Local News Media

Bronx Times
Address: 3602 East Tremont Avenue, Suite 205, Bronx, NY 10465
<https://www.bxtimes.com>

4. Public Water Supplier

New York City Department of Environmental Protection
Address: 59-17 Junction Boulevard Flushing, New York
http://www.nyc.gov/html/dep/html/drinking_water/index.shtml

5. Requested

None to date

6. School or Day Care Facilities

(Within Approx. 0.25 miles of Site)

Immaculate Conception School
Principal: Lawrence E. Cooke
Address: 760 East Gun Hill Road, Bronx, NY 10467

Susan Wagner Victory Day Care
Address: 3440 White Plains Road, Bronx, NY 10467

Regent School
Principal: Howard Sterling
Address: 719 East 216 Street, Bronx, NY 10467

Mind-Builders Creative Arts Center
Principal: Madaha Kinsey-Lamb
Address: 3415 Olinville Avenue, Bronx, NY 10467

Bronx High School for Writing and Communication Arts

Principal: Terri Grey

Address: 800 East Gun Hill Road, Bronx, NY 10467

Bronx Lab School

Principal: Sarah Marcy

Address: 800 East Gun Hill Road, Bronx, NY 10467

High School of Computers and Technology

Principal: Bruce Abramowitz

Address: 800 East Gun Hill Road, Bronx, NY 10467

Bronx Academy of Health Careers

Principal: Dawn Santiago

Address: 800 East Gun Hill Road, Bronx, NY 10467

PS 041 Gun Hill Road

Principal: Erika Tobia

Address: 3352 Olinville Avenue, Bronx, NY 10467

7. Document Repository

Wakefield Library

4100 Lowerre Place, Bronx, NY, 10466

(718) 652-4663

Library Manager: Ms. Maribel Lugo

Repository Acknowledgements are included in **Appendix E**.

8. Community Board

Bronx Community Board 12

Chairman William A. Hall

4101 White Plains Road, Bronx, NY 10466

<http://www1.nyc.gov/site/bronxcb12/index.page>

SECTION X: LAND USE FACTORS

The site is currently vacant and inactive and has recently been utilized for storage and maintenance of carnival rides and equipment. Such activities ceased in early 2018. The property is zoned R7-A residential and is surrounded by similarly-zoned properties. No known imminent zoning changes are known of. The surrounding properties are mostly utilized for residential uses, with some commercial office space and commercial/retail uses.

The proposed plan for the project is to investigate and remediate the site. Following completion of investigation and remediation, proposed development plans for the site include the construction of two 8-story residential apartment buildings with an interior landscaped courtyard.

Based upon the surrounding land use and current zoning, it is reasonable to assume that the future use of the property could include commercial, office space, residential or a mixed-use development.

TANGIBLE PROPERTY CREDIT ADDENDUM

Property is located in Bronx County.

Requestor is seeking a determination that the site is eligible for the tangible property credit component of the brownfield redevelopment tax credit.

1. Based on review of the most recent (2013) En-Zone boundaries available on the NYSDEC website, the property does not appear to be located within an EN-Zone.
2. The property does not appear to meet the definition of “Upside Down” in ECL 27-1405(31). The property does not appear to meet the definition of “Underutilized” in 6 NYCRR 375-3.2(l).
3. The proposed development at the site will be 100% affordable housing. Development will be made possible using subsidies from the NYS HCR and/or NYC HPD. Regulatory agreements with these agencies have not yet been completed, but will be forwarded to NYSDEC when finalized.

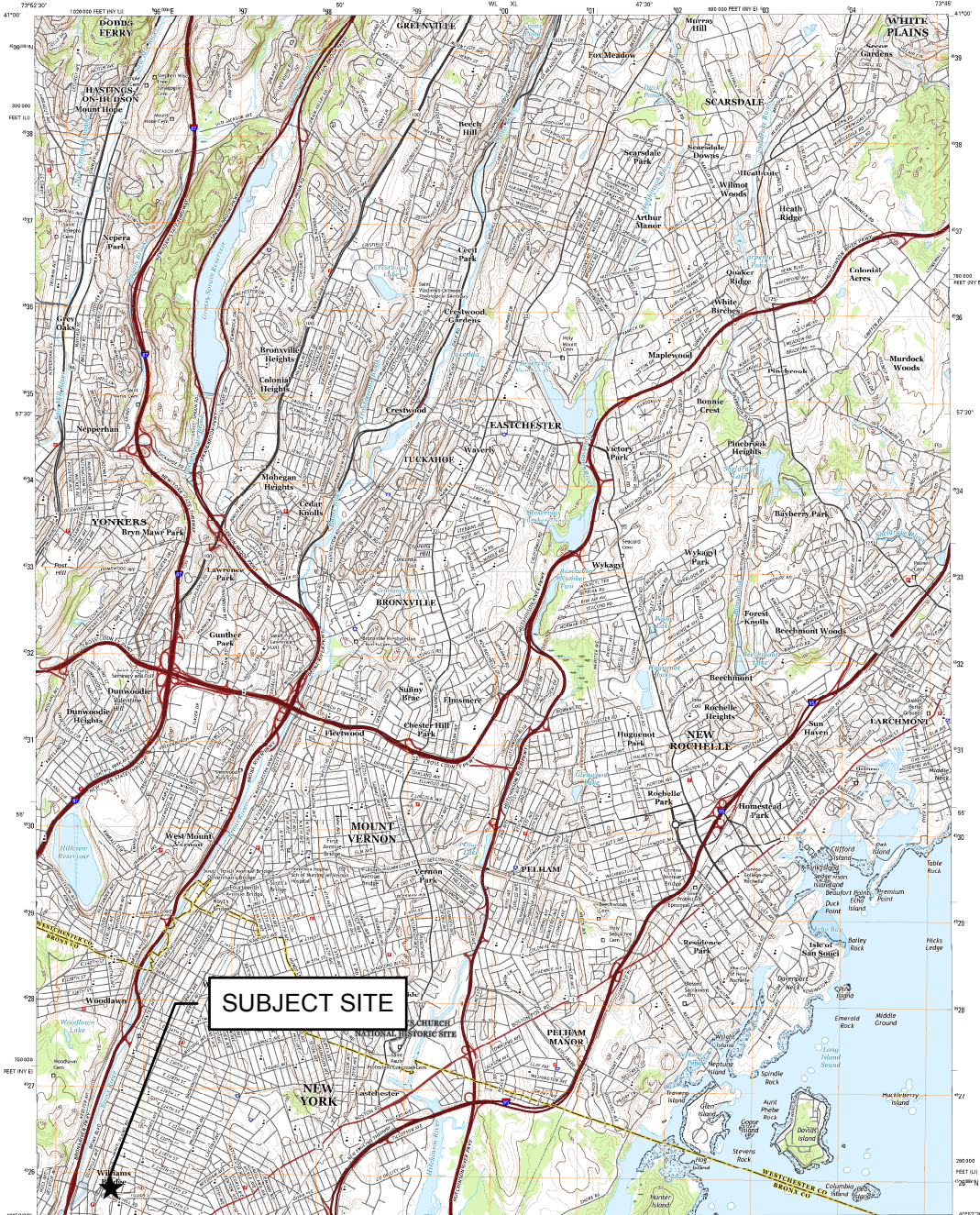
FIGURES



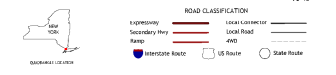
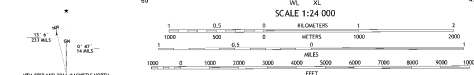
USGS U.S. DEPARTMENT OF THE INTERIOR U.S. GEOLOGICAL SURVEY



MOUNT VERNON QUADRANGLE NEW YORK 7.5-MINUTE SERIES



Produced by the United States Geological Survey
Scale: 1:24,000
Vertical Datum: 1988
Horizontal Datum: NAD 83
Projection: UTM
Zone: 18N
Datum: NAD 83
Units: Feet
Scale: 1:24,000
Vertical Datum: 1988
Horizontal Datum: NAD 83
Projection: UTM
Zone: 18N
Datum: NAD 83
Units: Feet



MOUNT VERNON, NY 2016

Document path: W:\Projects\A-D\BBU1801\Mapfiles\BBU1801_FIG01_SiteLocation.mxd



P.W. GROSSER CONSULTING, INC.

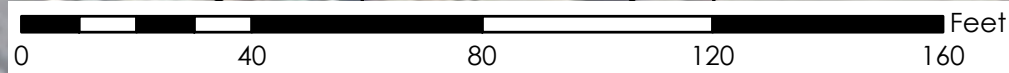
630 Johnson Avenue, Suite 7
Bohemia, NY • 11716-2618
Phone: (631) 589-6353 • Fax: (631) 589-8705
E-mail: INFO@PWGROSSER.COM

SITE LOCATION

East 211th Street
Bronx, NY



Project:	BBU1801
Date:	3/13/2018
Designed by:	TM
Drawn by:	TS
Approved by:	TM
Figure No:	1



- Site Boundary
- Adjacent Lots



PWGC

Strategic Environmental and Engineering Solutions

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DRAWING PREPARED FOR:

REVISION	DATE	INITIAL	COMMENTS

DRAWING INFORMATION:

Project:	BBU1702	Designed by:	TM
Date:	2/16/2018	Drawn by:	TS
Scale:	AS SHOWN	Approved by:	TM

SITE PLAN

EAST 211th Street
Bronx, NY

FIGURE NO: 2



PWGC

Strategic Environmental and Engineering Solutions

P.W. GROSSER CONSULTING, INC.

630 Johnson Avenue, • Suite 7
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DRAWING INFORMATION:

Project:	BBU1702	Designed by:	TM
Date:	2/20/2018	Drawn by:	TS
Scale:	AS SHOWN	Approved by:	TM

SITE PLAN

EAST 211th Street
Bronx, NY

FIGURE NO:
3



	Adjacent Lots
	Cellar Footprint
	Building Footprint
	Site Boundary



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Strategic Environmental and Engineering Solutions

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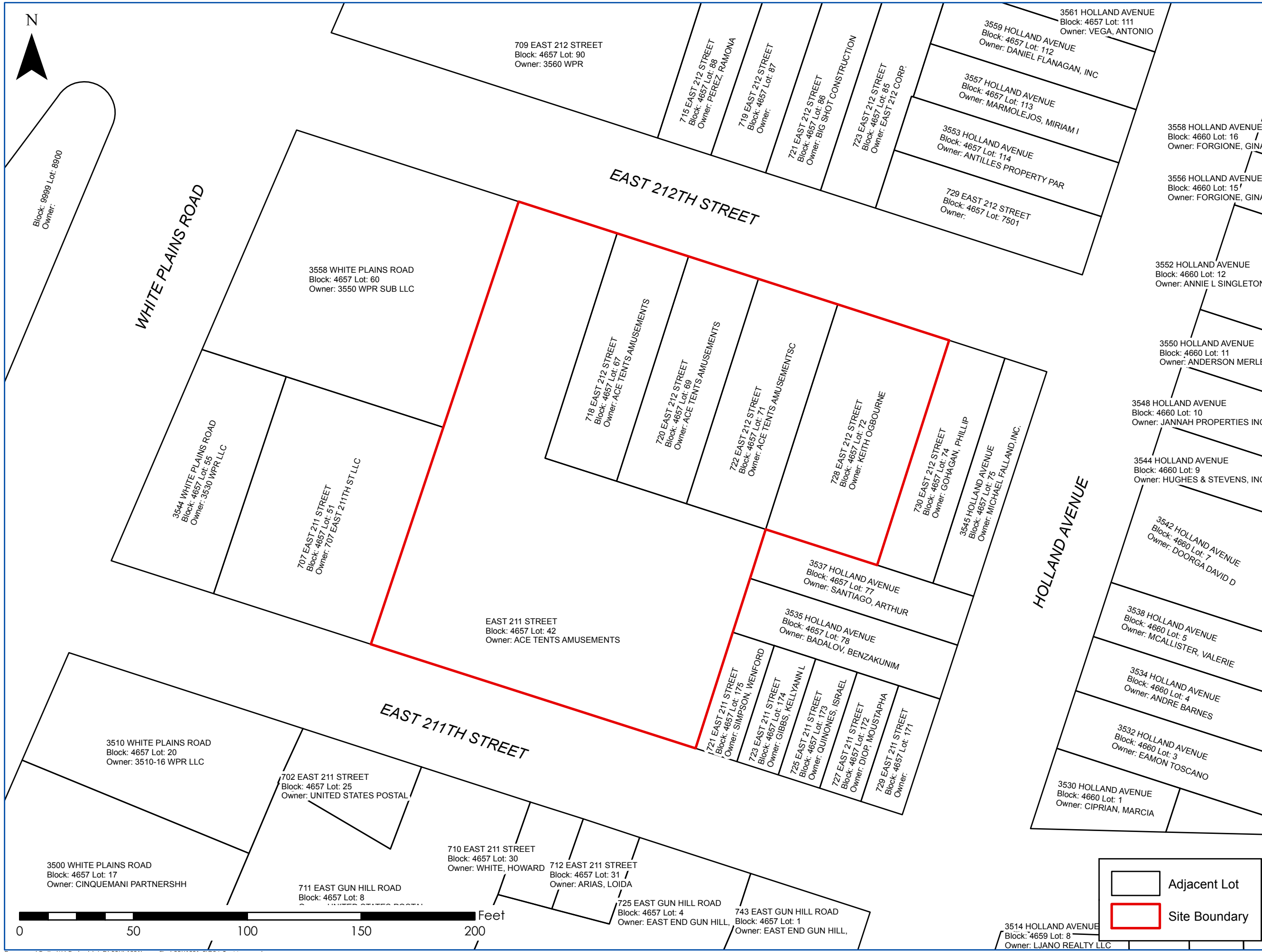
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TAX MAP

EAST 211th Street
Bronx, NY

FIGURE NO:
4





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ZONING AND LAND USE

EAST 211th Street
Bronx, NY

FIGURE NO:
5

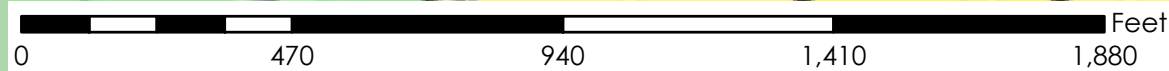
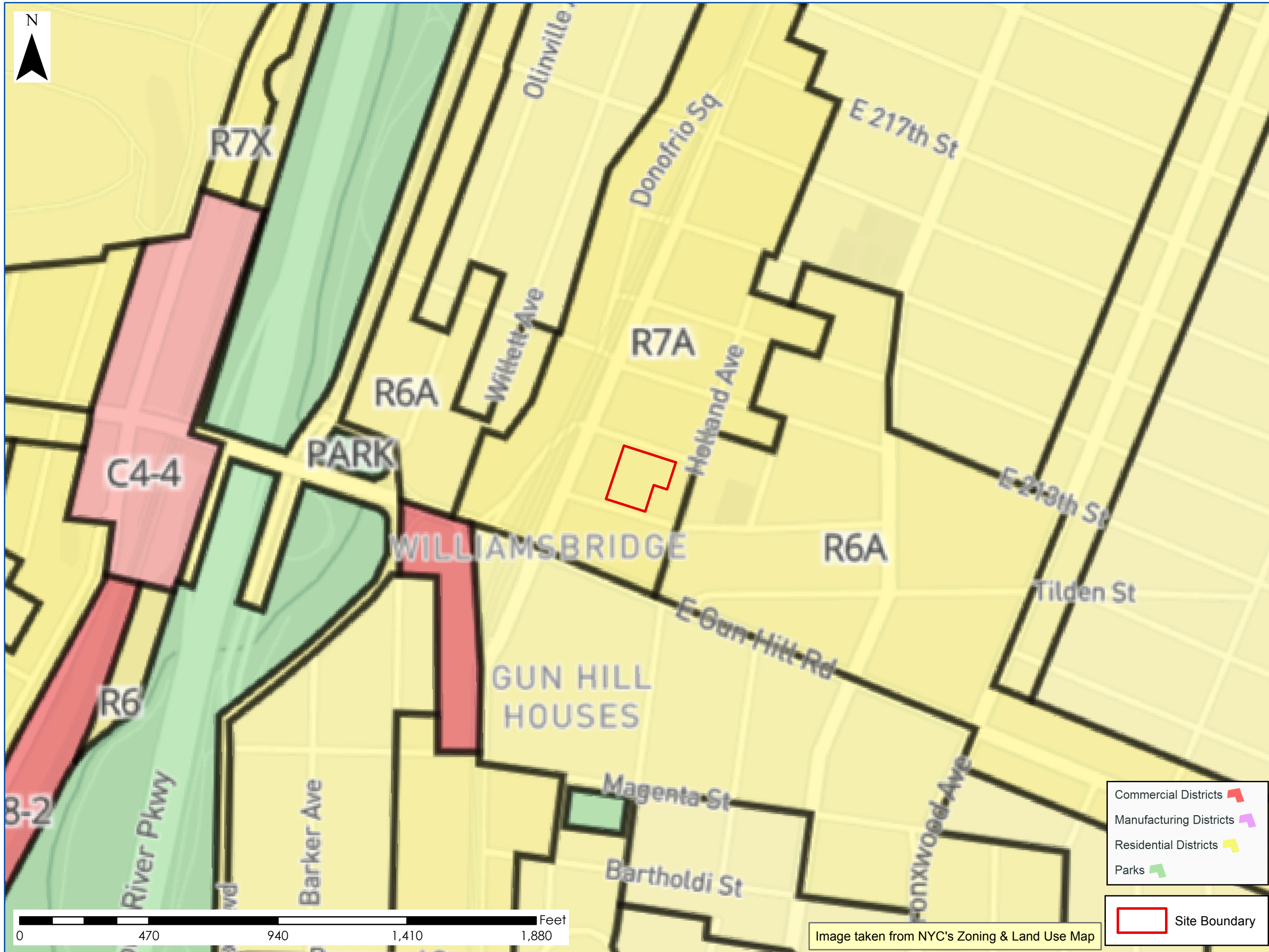


Image taken from NYC's Zoning & Land Use Map

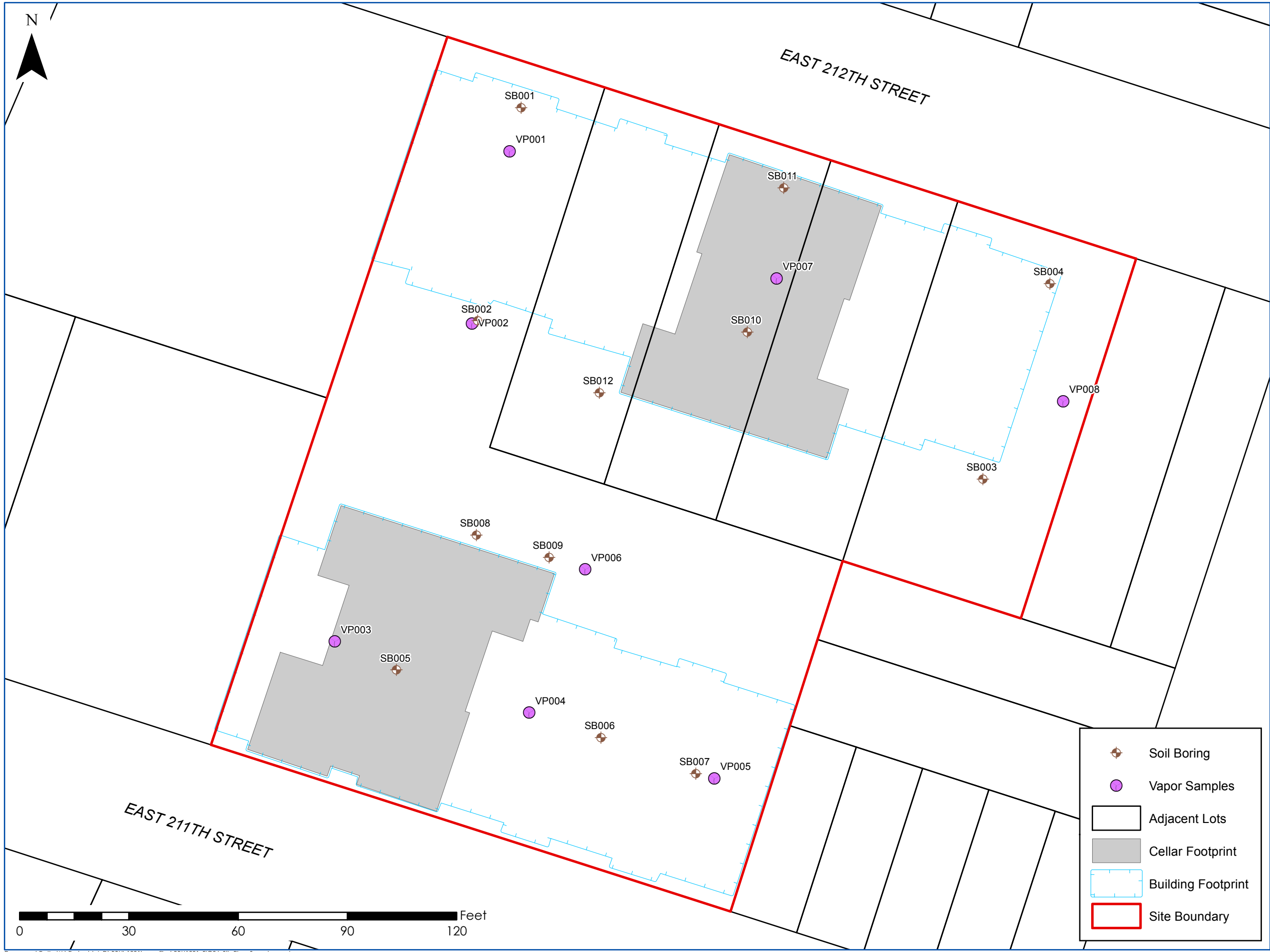
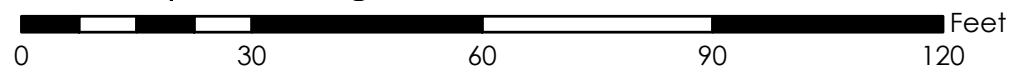
- Commercial Districts
- Manufacturing Districts
- Residential Districts
- Parks







- Site Boundary



EAST 212TH STREET

EAST 211TH STREET



-  Soil Boring
-  Vapor Samples
-  Adjacent Lots
-  Cellar Footprint
-  Building Footprint
-  Site Boundary



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REVISION	DATE	INITIAL	COMMENTS

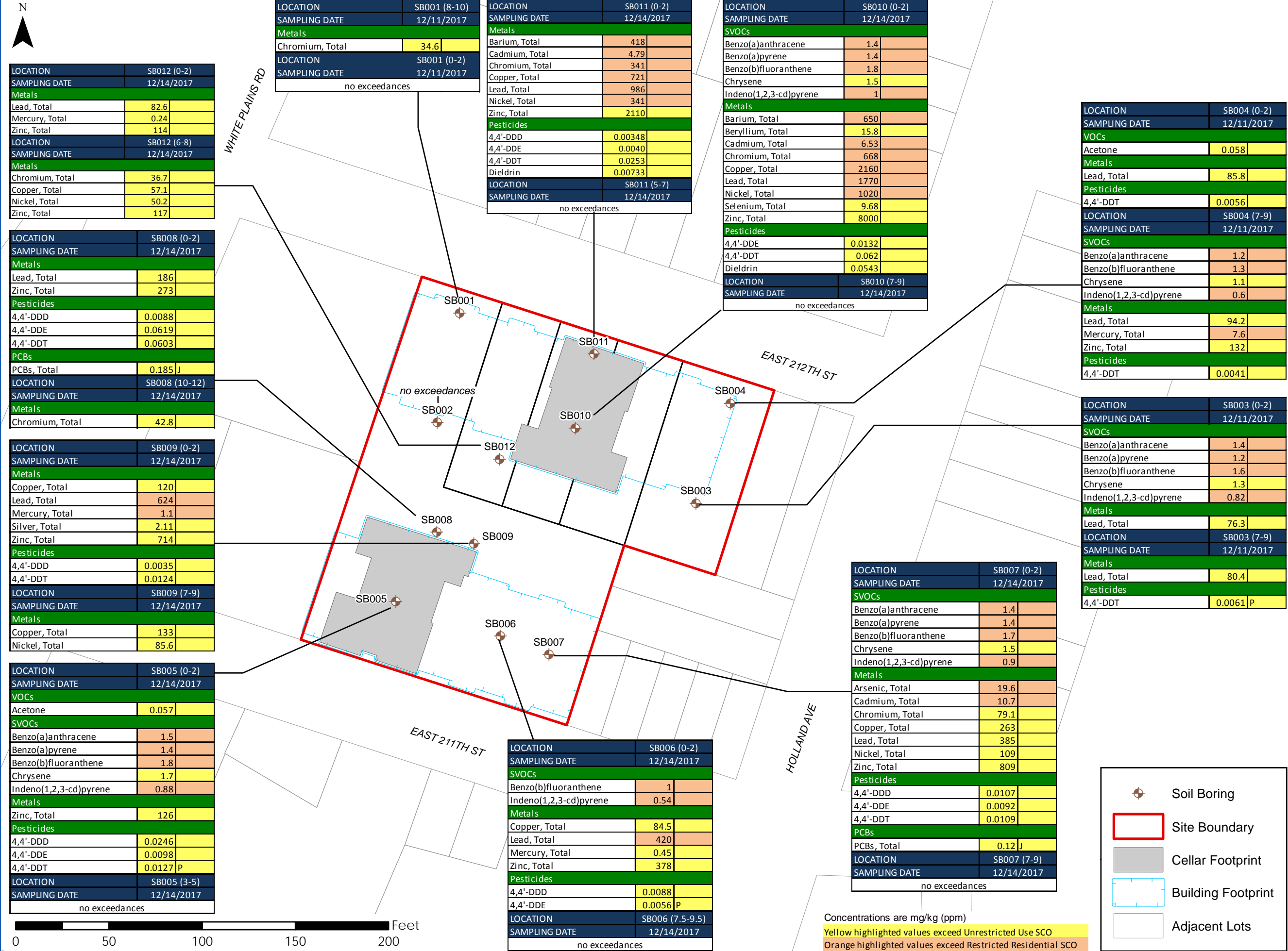
DRAWING INFORMATION:

Project:	BBU1702	Designed by:	TM
Date:	2/20/2018	Drawn by:	TS
Scale:	AS SHOWN	Approved by:	TM

SITE PLAN WITH SAMPLE LOCATIONS

EAST 211th Street
Bronx, NY

FIGURE NO: 6



LOCATION	SB012 (0-2)
SAMPLING DATE	12/14/2017
Metals	
Lead, Total	82.6
Mercury, Total	0.24
Zinc, Total	114
LOCATION SB012 (6-8)	
SAMPLING DATE	12/14/2017
Metals	
Chromium, Total	36.7
Copper, Total	57.1
Nickel, Total	50.2
Zinc, Total	117

LOCATION	SB001 (8-10)
SAMPLING DATE	12/11/2017
Metals	
Chromium, Total	34.6
LOCATION SB001 (0-2)	
SAMPLING DATE	12/11/2017
no exceedances	

LOCATION	SB011 (0-2)
SAMPLING DATE	12/14/2017
Metals	
Barium, Total	418
Cadmium, Total	4.79
Chromium, Total	341
Copper, Total	721
Lead, Total	986
Nickel, Total	341
Zinc, Total	2110
Pesticides	
4,4'-DDD	0.00348
4,4'-DDE	0.0040
4,4'-DDT	0.0253
Dieldrin	0.00733
LOCATION SB011 (5-7)	
SAMPLING DATE	12/14/2017
no exceedances	

LOCATION	SB010 (0-2)
SAMPLING DATE	12/14/2017
SVOCs	
Benzo(a)anthracene	1.4
Benzo(a)pyrene	1.4
Benzo(b)fluoranthene	1.8
Chrysene	1.5
Indeno(1,2,3-cd)pyrene	1
Metals	
Barium, Total	650
Beryllium, Total	15.8
Cadmium, Total	6.53
Chromium, Total	668
Copper, Total	2160
Lead, Total	1770
Nickel, Total	1020
Selenium, Total	9.68
Zinc, Total	8000
Pesticides	
4,4'-DDE	0.0132
4,4'-DDT	0.062
Dieldrin	0.0543
LOCATION SB010 (7-9)	
SAMPLING DATE	12/14/2017
no exceedances	

LOCATION	SB004 (0-2)
SAMPLING DATE	12/11/2017
VOCs	
Acetone	0.058
Metals	
Lead, Total	85.8
Pesticides	
4,4'-DDT	0.0056
LOCATION SB004 (7-9)	
SAMPLING DATE	12/11/2017
SVOCs	
Benzo(a)anthracene	1.2
Benzo(b)fluoranthene	1.3
Chrysene	1.1
Indeno(1,2,3-cd)pyrene	0.6
Metals	
Lead, Total	94.2
Mercury, Total	7.6
Zinc, Total	132
Pesticides	
4,4'-DDT	0.0041

LOCATION	SB008 (0-2)
SAMPLING DATE	12/14/2017
Metals	
Lead, Total	186
Zinc, Total	273
Pesticides	
4,4'-DDD	0.0088
4,4'-DDE	0.0619
4,4'-DDT	0.0603
PCBs	
PCBs, Total	0.185 J
LOCATION SB008 (10-12)	
SAMPLING DATE	12/14/2017
Metals	
Chromium, Total	42.8

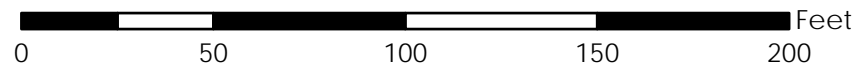
LOCATION	SB009 (0-2)
SAMPLING DATE	12/14/2017
Metals	
Copper, Total	120
Lead, Total	624
Mercury, Total	1.1
Silver, Total	2.11
Zinc, Total	714
Pesticides	
4,4'-DDD	0.0035
4,4'-DDT	0.0124
LOCATION SB009 (7-9)	
SAMPLING DATE	12/14/2017
Metals	
Copper, Total	133
Nickel, Total	85.6

LOCATION	SB005 (0-2)
SAMPLING DATE	12/14/2017
VOCs	
Acetone	0.057
SVOCs	
Benzo(a)anthracene	1.5
Benzo(a)pyrene	1.4
Benzo(b)fluoranthene	1.8
Chrysene	1.7
Indeno(1,2,3-cd)pyrene	0.88
Metals	
Zinc, Total	126
Pesticides	
4,4'-DDD	0.0246
4,4'-DDE	0.0098
4,4'-DDT	0.0127 P
LOCATION SB005 (3-5)	
SAMPLING DATE	12/14/2017
no exceedances	

LOCATION	SB006 (0-2)
SAMPLING DATE	12/14/2017
SVOCs	
Benzo(b)fluoranthene	1
Indeno(1,2,3-cd)pyrene	0.54
Metals	
Copper, Total	84.5
Lead, Total	420
Mercury, Total	0.45
Zinc, Total	378
Pesticides	
4,4'-DDD	0.0088
4,4'-DDE	0.0056 P
LOCATION SB006 (7.5-9.5)	
SAMPLING DATE	12/14/2017
no exceedances	

LOCATION	SB007 (0-2)
SAMPLING DATE	12/14/2017
SVOCs	
Benzo(a)anthracene	1.4
Benzo(a)pyrene	1.4
Benzo(b)fluoranthene	1.7
Chrysene	1.5
Indeno(1,2,3-cd)pyrene	0.9
Metals	
Arsenic, Total	19.6
Cadmium, Total	10.7
Chromium, Total	79.1
Copper, Total	263
Lead, Total	385
Nickel, Total	109
Zinc, Total	809
Pesticides	
4,4'-DDD	0.0107
4,4'-DDE	0.0092
4,4'-DDT	0.0109
PCBs	
PCBs, Total	0.12 J
LOCATION SB007 (7-9)	
SAMPLING DATE	12/14/2017
no exceedances	

LOCATION	SB003 (0-2)
SAMPLING DATE	12/11/2017
SVOCs	
Benzo(a)anthracene	1.4
Benzo(a)pyrene	1.2
Benzo(b)fluoranthene	1.6
Chrysene	1.3
Indeno(1,2,3-cd)pyrene	0.82
Metals	
Lead, Total	76.3
LOCATION SB003 (7-9)	
SAMPLING DATE	12/11/2017
Metals	
Lead, Total	80.4
Pesticides	
4,4'-DDT	0.0061 P



Soil Boring
 Site Boundary
 Cellar Footprint
 Building Footprint
 Adjacent Lots

Concentrations are mg/kg (ppm)
 Yellow highlighted values exceed Unrestricted Use SCO
 Orange highlighted values exceed Restricted Residential SCO



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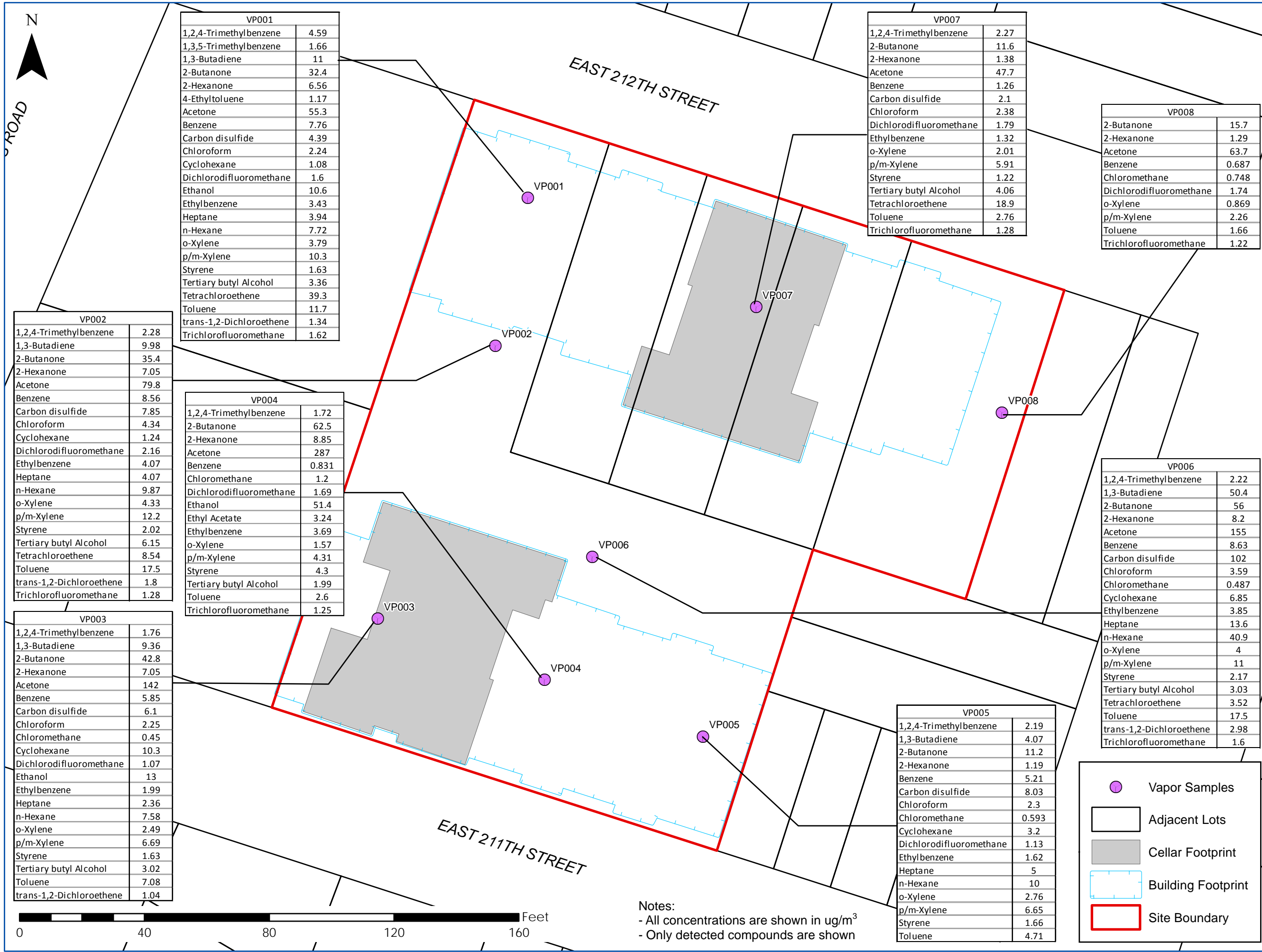
REVISION	DATE	INITIAL	COMMENTS

DRAWING INFORMATION:			
Project:	BBU1702	Designed by:	KC
Date:	2/20/2018	Drawn by:	TS
Scale:	AS SHOWN	Approved by:	TM

SOIL BORING RESULTS

EAST 211th Street
 Bronx, NY

FIGURE NO:
 7



VP001	
1,2,4-Trimethylbenzene	4.59
1,3,5-Trimethylbenzene	1.66
1,3-Butadiene	11
2-Butanone	32.4
2-Hexanone	6.56
4-Ethyltoluene	1.17
Acetone	55.3
Benzene	7.76
Carbon disulfide	4.39
Chloroform	2.24
Cyclohexane	1.08
Dichlorodifluoromethane	1.6
Ethanol	10.6
Ethylbenzene	3.43
Heptane	3.94
n-Hexane	7.72
o-Xylene	3.79
p/m-Xylene	10.3
Styrene	1.63
Tertiary butyl Alcohol	3.36
Tetrachloroethene	39.3
Toluene	11.7
trans-1,2-Dichloroethene	1.34
Trichlorofluoromethane	1.62

VP007	
1,2,4-Trimethylbenzene	2.27
2-Butanone	11.6
2-Hexanone	1.38
Acetone	47.7
Benzene	1.26
Carbon disulfide	2.1
Chloroform	2.38
Dichlorodifluoromethane	1.79
Ethylbenzene	1.32
o-Xylene	2.01
p/m-Xylene	5.91
Styrene	1.22
Tertiary butyl Alcohol	4.06
Tetrachloroethene	18.9
Toluene	2.76
Trichlorofluoromethane	1.28

VP008	
2-Butanone	15.7
2-Hexanone	1.29
Acetone	63.7
Benzene	0.687
Chloromethane	0.748
Dichlorodifluoromethane	1.74
o-Xylene	0.869
p/m-Xylene	2.26
Toluene	1.66
Trichlorofluoromethane	1.22

VP002	
1,2,4-Trimethylbenzene	2.28
1,3-Butadiene	9.98
2-Butanone	35.4
2-Hexanone	7.05
Acetone	79.8
Benzene	8.56
Carbon disulfide	7.85
Chloroform	4.34
Cyclohexane	1.24
Dichlorodifluoromethane	2.16
Ethylbenzene	4.07
Heptane	4.07
n-Hexane	9.87
o-Xylene	4.33
p/m-Xylene	12.2
Styrene	2.02
Tertiary butyl Alcohol	6.15
Tetrachloroethene	8.54
Toluene	17.5
trans-1,2-Dichloroethene	1.8
Trichlorofluoromethane	1.28

VP004	
1,2,4-Trimethylbenzene	1.72
2-Butanone	62.5
2-Hexanone	8.85
Acetone	287
Benzene	0.831
Chloromethane	1.2
Dichlorodifluoromethane	1.69
Ethanol	51.4
Ethyl Acetate	3.24
Ethylbenzene	3.69
o-Xylene	1.57
p/m-Xylene	4.31
Styrene	4.3
Tertiary butyl Alcohol	1.99
Toluene	2.6
Trichlorofluoromethane	1.25

VP003	
1,2,4-Trimethylbenzene	1.76
1,3-Butadiene	9.36
2-Butanone	42.8
2-Hexanone	7.05
Acetone	142
Benzene	5.85
Carbon disulfide	6.1
Chloroform	2.25
Chloromethane	0.45
Cyclohexane	10.3
Dichlorodifluoromethane	1.07
Ethanol	13
Ethylbenzene	1.99
Heptane	2.36
n-Hexane	7.58
o-Xylene	2.49
p/m-Xylene	6.69
Styrene	1.63
Tertiary butyl Alcohol	3.02
Toluene	7.08
trans-1,2-Dichloroethene	1.04

VP006	
1,2,4-Trimethylbenzene	2.22
1,3-Butadiene	50.4
2-Butanone	56
2-Hexanone	8.2
Acetone	155
Benzene	8.63
Carbon disulfide	102
Chloroform	3.59
Chloromethane	0.487
Cyclohexane	6.85
Ethylbenzene	3.85
Heptane	13.6
n-Hexane	40.9
o-Xylene	4
p/m-Xylene	11
Styrene	2.17
Tertiary butyl Alcohol	3.03
Tetrachloroethene	3.52
Toluene	17.5
trans-1,2-Dichloroethene	2.98
Trichlorofluoromethane	1.6

VP005	
1,2,4-Trimethylbenzene	2.19
1,3-Butadiene	4.07
2-Butanone	11.2
2-Hexanone	1.19
Benzene	5.21
Carbon disulfide	8.03
Chloroform	2.3
Chloromethane	0.593
Cyclohexane	3.2
Dichlorodifluoromethane	1.13
Ethylbenzene	1.62
Heptane	5
n-Hexane	10
o-Xylene	2.76
p/m-Xylene	6.65
Styrene	1.66
Toluene	4.71

- Vapor Samples
- Adjacent Lots
- Cellar Footprint
- Building Footprint
- Site Boundary

Notes:
 - All concentrations are shown in ug/m³
 - Only detected compounds are shown



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Scale:	AS SHOWN	Approved by:	TM

SITE PLAN WITH SOIL VAPOR RESULTS

EAST 211th Street
Bronx, NY

FIGURE NO:
8

APPENDIX A

CORPORATION & BUSINESS ENTITY INFORMATION

NYS Department of State

Division of Corporations

Entity Information

The information contained in this database is current through March 6, 2018.

Selected Entity Name: B&B URBAN LLC

Selected Entity Status Information

Current Entity Name: B&B URBAN LLC

DOS ID #: 4843946

Initial DOS Filing Date: NOVEMBER 03, 2015

County: NEW YORK

Jurisdiction: NEW YORK

Entity Type: DOMESTIC LIMITED LIABILITY COMPANY

Current Entity Status: ACTIVE

Selected Entity Address Information

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

ALAN BELL

B&B URBAN LLC

419 PARK AVENUE SOUTH, 7TH FL

NEW YORK, NEW YORK, 10016

Registered Agent

NONE

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

***Stock Information**

of Shares Type of Stock \$ Value per Share

No Information Available

*Stock information is applicable to domestic business corporations.

Name History

Filing Date	Name Type	Entity Name
NOV 03, 2015	Actual	B&B URBAN LLC

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

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

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NYS Department of State

Division of Corporations

Entity Information

The information contained in this database is current through February 9, 2018.

Selected Entity Name: 211 RESIDENTIAL ASSOCIATES LLC

Selected Entity Status Information

Current Entity Name: 211 RESIDENTIAL ASSOCIATES LLC

DOS ID #: 5259885

Initial DOS Filing Date: JANUARY 03, 2018

County: NEW YORK

Jurisdiction: NEW YORK

Entity Type: DOMESTIC LIMITED LIABILITY COMPANY

Current Entity Status: ACTIVE

Selected Entity Address Information

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

C/O ALAN BELL, B&B URBAN
419 PARK AVENUE SOUTH,
7TH FL,
NEW YORK, NEW YORK, 10016

Registered Agent

NONE

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

***Stock Information**

of Shares Type of Stock \$ Value per Share

No Information Available

*Stock information is applicable to domestic business corporations.

Name History

Filing Date	Name Type	Entity Name
JAN 03, 2018	Actual	211 RESIDENTIAL ASSOCIATES LLC

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

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

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**211 RESIDENTIAL ASSOCIATES LLC
OPERATING AGREEMENT**

This Operating Agreement (this “**Agreement**”) of 211 Residential Associates LLC (the “**Company**”) is adopted, executed, and agreed to as of January 3, 2018 by B&B Urban LLC, a New York limited liability company, having a business address at 419 Park Avenue South, New York, NY 10016, as the sole member (the “**Member**”).

ARTICLE I

Formation and Name: Office; Purpose; Term

1.1 *Organization.* The Member has caused the Articles of Organization of the Company to be prepared, executed, and filed with the New York Department of State on January 3, 2018 (such Articles together with this Agreement are together referred to as the “Company’s Organizational Documents”).

1.2 *Name of the Company.* The name of the limited liability company shall be 211 Residential Associates LLC. The Company may do business under that name and under any other name or names upon which the Member decides. If the Company does business under a name other than that set forth in its Articles of Organization, then the Company shall file a certificate as required by General Business Law § 130.

1.3 *Purpose and Prohibited Activities.* The single purpose of the Company shall be to engage solely in the business of acquiring, owning, operating, developing, constructing, renovating, repositioning, managing, leasing, ground leasing, exchanging, selling, financing, refinancing and otherwise dealing with the property designated on the official tax map of The City of New York, Bronx County, as Block 4657 Lots 72,71,69,67 and 42 (the “**Property**”), and to do any and all things necessary, convenient, or incidental to that purpose.

1.4 *Term.* The term of the Company shall begin upon the filing of Articles of Organization with the New York Department of State and shall continue for 99 years, unless its existence is sooner terminated pursuant to Article VII of this Agreement.

1.5 *Member.* The name, present mailing address and Membership interest in the Company of the Member is as follows:

B&B Urban LLC
419 Park Avenue South, 7th Floor
New York, NY 10016

1.6 *Voting.* Notwithstanding that the Company is not then insolvent, the Member shall take into account the interest of the Company’s creditors, as well as those of the Member to the maximum extent consistent with applicable law. The unanimous consent of all members shall be required for the Company to: (i) file or consent to the filing of any bankruptcy, insolvency or reorganization case or proceeding; institute any proceedings under any applicable insolvency law or otherwise seek any relief under any

laws relating to the relief from debts or the protection of debtors generally, (ii) seek or consent to the appointment of a receiver, liquidator, assignee, trustee, sequestrator, custodian or any similar official for the Company or a substantial portion of its properties; (iii) make any assignment for the benefit of the Company's creditors, or (iv) take any action in furtherance of the foregoing.

ARTICLE II Member; Capital

2.1 *Initial Capital Contribution.* The Member has contributed to the Company cash in the amount of \$100.00.

2.2 *No Additional Capital Contributions Required.* The Member shall not be required to contribute any additional capital to the Company. The Member shall not have any personal liability for any debt, obligation or liability of the Company.

ARTICLE III Profit, Loss and Distributions

3.1 *Profit, Loss and Distributions.* All cash flow and profit and loss of the Company shall be distributed or allocated, as the case may be, to the Member. Notwithstanding any provision to the contrary contained in this Agreement, the Company shall not be required to make a distribution to the Member on account of its interest in the Company if such distribution would violate the New York Limited Liability Act or any other applicable law.

ARTICLE IV Management: Rights, Powers, and Duties

4.1 *Management.*

4.1.1 The Company shall be managed by the Member. The Member shall have the full and exclusive right and power to act for and bind the Company.

4.1.2 The Member may cause the Company to employ and retain such other persons as may be necessary or appropriate for the conduct of the Company's business, on such terms as the Member shall determine, including persons who may be designated as officers. The officers of the Company shall have the titles, powers and duties delegated to them by the Member. Any number of titles may be held by the same officer.

4.1.3 The Member shall have the power and authority to delegate their rights and powers to manage and control the business and affairs of the Company to one or more other persons (including one or more committees, managers and agents, employees and/or affiliates of a manager), including delegation by management agreement or other arrangement.

4.1.4 To the fullest extent permitted by law, the Member shall not be liable, responsible or accountable, in damages or otherwise, to the Company for any act performed by the Member with respect to Company matters solely by reason of being a Member of the Company.

4.1.5 To the fullest extent permitted by law, the Company agrees to indemnify the Member for any act performed by the Member with respect to Company matters.

4.1.6 Except as otherwise expressly provided by the New York Limited Liability Act, the debts, obligations and liabilities of the Company, whether arising in contract, tort or otherwise, shall be the debts, obligations and liabilities solely of the Company, and the Member shall not be obligated personally for any such debt, obligation or liability of the Company solely by reason of being a Member of the Company.

ARTICLE V Transfers of Interest

5.1 *Transfers.* The Member may transfer its interest in the Company in whole or in part without restriction.

ARTICLE VI Liability and Indemnifications

6.1 *Liability to the Company.* To the fullest extent permitted by law, the Member shall not be liable, responsible or accountable, in damages or otherwise, to the Company for any act performed by the Member with respect to Company matters solely by reason of being a Member of the Company.

6.2 *Indemnification.* To the fullest extent permitted by law, the Company agrees to indemnify the Member for any act performed by the Member with respect to Company matters.

6.3 *Liability to Third Parties.* Except as otherwise expressly provided by the New York Limited Liability Act, the debts, obligations and liabilities of the Company, whether arising in contract, tort or otherwise, shall be the debts, obligations and liabilities solely of the Company, and the Member shall not be obligated personally for any such debt, obligation or liability of the Company solely by reason of being a Member of the Company.

ARTICLE VII Dissolution, Liquidation, and Termination of the Company

7.1 *Events of Dissolution.* The Company shall be dissolved (i) at the election of the Member, (ii) the termination of the legal existence of the last remaining member of the Company or the occurrence of any other event which terminates the continued membership of the last remaining member of the Company in the Company unless the Company is continued without dissolution in a manner permitted by this Agreement or

the Act or (iii) the entry of a decree of judicial dissolution under Section 702 of the New York Limited Liability Act. Upon the occurrence of any event that causes the last remaining member of the Company to cease to be a member of the Company or that causes the Member to cease to be a member of the Company, to the fullest extent permitted by law, the personal representative of such member is hereby authorized to, and shall, within 90 days after the occurrence of the event that terminates the continued membership of such member in the Company, agree in writing (i) to continue the Company and (ii) to the admission of the personal representative or its nominee or designee, as the case may be, as a substitute member of the Company, effective as of the occurrence of the event that terminates the continued membership of such member in the Company.

ARTICLE VIII General Provisions

8.1 *Applicable Law.* All questions concerning the construction, validity, and interpretation of this Agreement and the performance of obligations imposed by this Agreement shall be governed by the internal law, not the law of conflicts, of the State of New York.

8.2 *Article and Section Titles.* The headings herein are inserted as a matter of convenience only and do not define, limit, or describe the scope of this Agreement or the intent of the provisions hereof.

8.3 *Separateness Provisions.* Each provision of this Agreement shall be considered separable; and if, for any reason, any provision or provisions herein are determined to be invalid and contrary to any existing or future law, such invalidity shall not impair the operation of or affect those portions of this Agreement which are valid.

8.4 *Single Purpose Entity Provisions.* Notwithstanding anything to the contrary in this Agreement and any provision of law that otherwise so empowers the Company, the Company shall maintain itself as a single purpose entity. A single purpose entity means an entity which:

1. has maintained and will maintain books, records, accounts, financial statements, stationery, invoices and checks and other entity documents separate and apart from those of any other Person,
2. has maintained and will maintain its books records, resolutions and agreements,
3. has been subject to and substantially complied with and will continue to be subject to and substantially comply with all of the limitations on powers and separateness requirements set forth as of the date hereof in its organizational documentation,

4. has held and will hold itself out as being an entity separate and apart from every other entity, has conducted and will conduct its business in its own name and has exercised and will exercise reasonable efforts to correct any known misunderstanding actually known to it regarding its separate identity,
5. has maintained and will maintain an arm's-length relationship with its affiliates and has not and will not enter into a transaction with any of its affiliates other than on an arm's-length basis in the ordinary course of business,
6. has maintained and will maintain adequate capital in light of its contemplated business purposes,
7. has paid and will pay its own liabilities out of its own funds or loan funds and reasonably allocate any overhead for shared office space,
8. has maintained and will maintain a sufficient number of employees in light of its contemplated business operations,
9. has observed and will observe all applicable limited liability company or corporation formalities, as the case may be, in all material respects.

IN WITNESS WHEREOF, the Member has executed, or caused this Agreement to be executed as of the date set forth herein-above.

MEMBER:

B&B URBAN LLC

By: Alan R. Bell
Alan R. Bell, Member

APPENDIX B

PHASE I ENVIRONMENTAL SITE ASSESSMENT

APPENDIX C

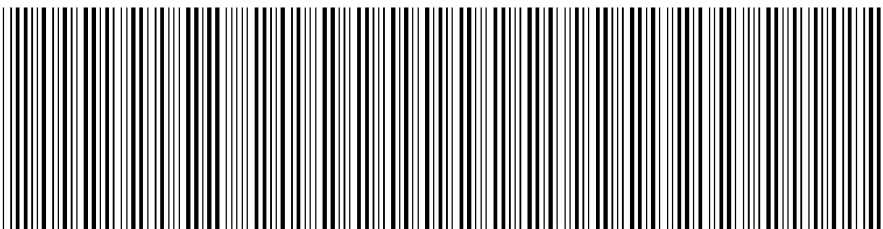
PHASE II ENVIRONMENTAL SITE ASSESSMENT

APPENDIX D

DEED INFORMATION

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

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



2018030900440001001EC0BD

RECORDING AND ENDORSEMENT COVER PAGE

PAGE 1 OF 4

Document ID: 2018030900440001

Document Date: 03-06-2018

Preparation Date: 03-09-2018

Document Type: DEED

Document Page Count: 2

PRESENTER:

PHILIP OHARA ASSOCIATES BTB-40655-AMD
A/A/F FIRST AMERICAN TITLE INSURANCE
COMPANY
55 WASHINGTON STREET, SUITE 557
BROOKLYN, NY 11201
718-875-7506

RETURN TO:

B&B URBAN LLC
ATTN: ALAN BELL
419 PARK AVENUE SOUTH, 7TH FLOOR
NEW YORK, NY 10016
BTB-40655-AMD (CB)

PROPERTY DATA

Borough	Block	Lot	Unit	Address
BRONX	4657	42	Entire Lot	N/A EAST 211 STREET

Property Type: OTHER

Borough	Block	Lot	Unit	Address
BRONX	4657	71	Entire Lot	722 EAST 212 STREET

Property Type: OTHER

Additional Properties on Continuation Page

CROSS REFERENCE DATA

CRFN _____ or DocumentID _____ or _____ Year _____ Reel _____ Page _____ or File Number _____

PARTIES

GRANTOR/SELLER:

ACE TENTS AMUSEMENTS CORP
59 WESTMORELAND DRIVE
YONKERS, NY 10704

GRANTEE/BUYER:

211 RESIDENTIAL ASSOCIATES LLC
C/O: B&B URBAN LLC, 419 PARK AVENUE SOUTH,
7TH FLOOR
NEW YORK, NY 10016-8456

Additional Parties Listed on Continuation Page

FEES AND TAXES

Mortgage :

Mortgage Amount: \$ 0.00

Taxable Mortgage Amount: \$ 0.00

Exemption:

TAXES: County (Basic): \$ 0.00

City (Additional): \$ 0.00

Spec (Additional): \$ 0.00

TASF: \$ 0.00

MTA: \$ 0.00

NYCTA: \$ 0.00

Additional MRT: \$ 0.00

TOTAL: \$ 0.00

Recording Fee: \$ 56.00

Affidavit Fee: \$ 0.00

Filing Fee:

\$ 250.00

NYC Real Property Transfer Tax:

\$ 210,000.00

NYS Real Estate Transfer Tax:

\$ 32,000.00

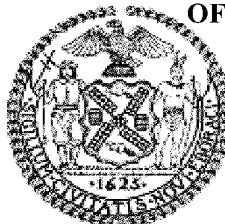
**RECORDED OR FILED IN THE OFFICE
OF THE CITY REGISTER OF THE**

CITY OF NEW YORK

Recorded/Filed 03-14-2018 10:47

City Register File No.(CRFN):

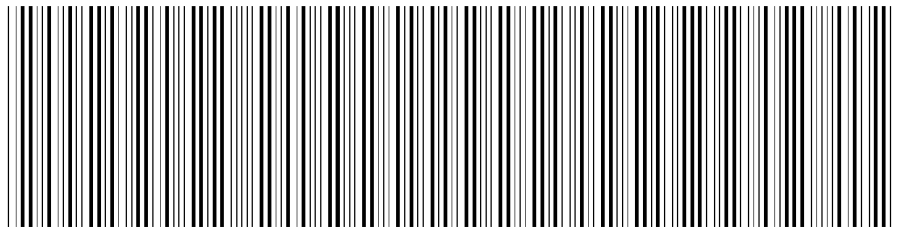
2018000088107



Annette McHill

City Register Official Signature

NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER



2018030900440001001CC23D

RECORDING AND ENDORSEMENT COVER PAGE (CONTINUATION)

PAGE 2 OF 4

Document ID: 2018030900440001
Document Type: DEED

Document Date: 03-06-2018

Preparation Date: 03-09-2018

PROPERTY DATA

Borough	Block Lot	Unit	Address
BRONX	4657 67 Entire Lot		718 EAST 212 STREET
	Property Type: OTHER		
Borough	Block Lot	Unit	Address
BRONX	4657 69 Entire Lot		720 EAST 212 STREET
	Property Type: OTHER		

PARTIES

GRANTOR/SELLER:
ACE TENT AMUSEMENT CORP
59 WESTMORELAND DRIVE
YONKERS, NY 10704

STANDARD NYBTU FORM 8007 BARGAIN AND SALE DEED WITH COVENANT AGAINST GRANTOR'S ACTS (INDIVIDUAL OR CORPORATION)

THIS INDENTURE, made the 6th day of March two-thousand and eighteen,

A/E/A ACE TENT AMUSEMENT CORP.

ACE TENTS AMUSEMENTS CORP., doing business at 59 Westmoreland Drive, Yonkers, NY 10704 party of the first part,

and 211 RESIDENTIAL ASSOCIATES LLC, doing business at c/o B & B Urban LLC, 419 Park Avenue South, 7th Floor, New York, NY 10016, party of the second part,

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

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

SEE SCHEDULE A ATTACHED

Said Premises being identified on the Tax Map as Block 4657, Lots 42, 67, 69 and 71

As to Lots 42 and 71, being the same premises conveyed to grantor herein by deed dated 2/3/81 recorded 12/30/86 in Reel 728 Page 1808; as to Lot 67 being the same premises conveyed to grantor herein by deed dated 9/6/83 recorded 10/4/83 in Reel 518 Page 1541; as to lot 69 being the same premises conveyed to grantor herein by deed dated 9/19/17 recorded 11/24/17 in CRFN # 2017000432010.

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

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

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

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

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

IN PRESENCE OF:

ACE TENTS AMUSEMENTS CORP.
By: Roseanna Biancardi, President

State of New York)

ss.:

County of New York)

On the 6th day of March in the year 2018 before me, the undersigned, a Notary Public in and for said State, personally appeared ROSEANNA BLANCARDI, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

NANCY M GRIESER
Notary Public, State of New York
No. 01GR4745197
Qualified in Nassau County
Commission Expires September 30, 2021

State of New York)

ss.:

County of)

On the day of in the year 20 before me, the undersigned, a Notary Public in and for said State, personally appeared , 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 she executed the same in her capacity, and that by her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

BARGAIN AND SALE DEED

With Covenant Against Grantor's Acts
Title No: BTB-40655

SECTION

BLOCK 4657
LOTS 42, 67, 69 and 71
COUNTY OR TOWN BRONX COUNTY

Ace Tents Amusements Corp.

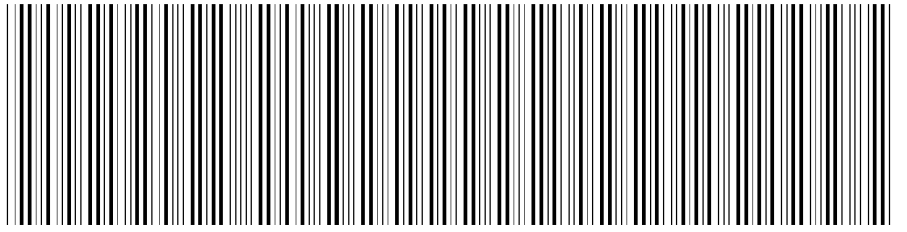
TO

211 Residential Associates LLC

RETURN BY MAIL TO

Alan Bell
c/o Bob Urban LLC
419 Park Ave 80
76107 NY NY 10016

NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER



2018030900440001001S0E3C

SUPPORTING DOCUMENT COVER PAGE

PAGE 1 OF 1

Document ID: 2018030900440001
Document Type: DEED

Document Date: 03-06-2018

Preparation Date: 03-09-2018

ASSOCIATED TAX FORM ID: 2018022700251

SUPPORTING DOCUMENTS SUBMITTED:

Page Count

DEP CUSTOMER REGISTRATION FORM FOR WATER AND SEWER BILLING
RP - 5217 REAL PROPERTY TRANSFER REPORT

2
3



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: BRONX BLOCK: 4657 LOT: 42
- (2) Property Address: N/A EAST 211 STREET, BRONX, NY 00000
- (3) Owner's Name: 211 RESIDENTIAL ASSOCIATES LLC

Additional Name:

Affirmation:



You have visited DOF's Mailing Address Update website and indicated that your water & sewer bill should be sent to the mailing address provided on that site. If no information was entered your water & sewer bill be sent to the property address.

Customer Billing Information:

Please Note:

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

Owner's Approval:

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

Print Name of Owner:

Signature:

Date (mm/dd/yyyy)

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

211 Residential Associates LLC

Elisa Buñes

Elisa Buñes, Member

SEE ATTACHED PAGE FOR ADDITIONAL APPLICABLE PROPERTIES



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

Customer Registration Form for Water and Sewer Billing

Borough	Block	Lot	Street	City	State	Zip
BRONX	4657	71	722 EAST 212 STREET	NY	NY	10467
BRONX	4657	67	718 EAST 212 STREET	NY	NY	10467
BRONX	4657	69	720 EAST 212 STREET	NY	NY	10467

201802270025110102

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 N/A EAST 211 STREET BRONX 00000
STREET NUMBER STREET NAME BOROUGHS ZIP CODE

2. Buyer Name 211 RESIDENTIAL ASSOCIATES LLC
LAST NAME / COMPANY FIRST NAME

LAST NAME / COMPANY FIRST NAME

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

STREET NUMBER AND STREET NAME CITY OR TOWN STATE ZIP CODE

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

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

5. Deed Property Size FRONT FEET X DEPTH OR ACRES

Check the boxes below as they apply:
 6. Ownership Type is Condominium
 7. New Construction on Vacant Land

8. Seller Name ACE TENTS AMUSEMENT CORP
LAST NAME / COMPANY FIRST NAME

ACE TENT AMUSEMENT CORP
LAST NAME / COMPANY FIRST NAME

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

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

SALE INFORMATION

10. Sale Contract Date 11 / 6 / 2017
Month Day Year

11. Date of Sale / Transfer 3 / 6 / 2018
Month Day Year

12. Full Sale Price \$ 8 0 0 0 0 0 0
(Full Sale Price is the total amount paid for the property including personal property. This payment may be in the form of cash, other property or goods, or the assumption of mortgages or other obligations.) Please round to the nearest whole dollar amount.

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

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

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

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

15. Building Class G 7 16. Total Assessed Value (of all parcels in transfer) 5 3 3 7 0 0
Building Class Assessed Value

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

BRONX 4657 42 BRONX 4657 71 BRONX 4657 67

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.

<i>Alvin Mancini</i> BUYER SIGNATURE		<i>211 Residential</i> BUYER		BUYER'S ATTORNEY	
<i>Elisa Barnes, member</i> C/O: B&B URBAN LLC 419 PARK AVENUE SOUTH, 7TH FLOOR		LAST NAME		FIRST NAME	
STREET NUMBER		STREET NAME (AFTER SALE)		TELEPHONE NUMBER	
NEW YORK		NY		<i>10016-8456</i>	
CITY OR TOWN		STATE		ZIP CODE	
		<i>Rosanna Biancardi</i> SELLER SIGNATURE		<i>3/6/18</i> DATE	
		<i>Rosanna Biancardi, President</i>			

RP - 5217 NYC

ATTACHMENT

Borough

Block

Lot

BRONX

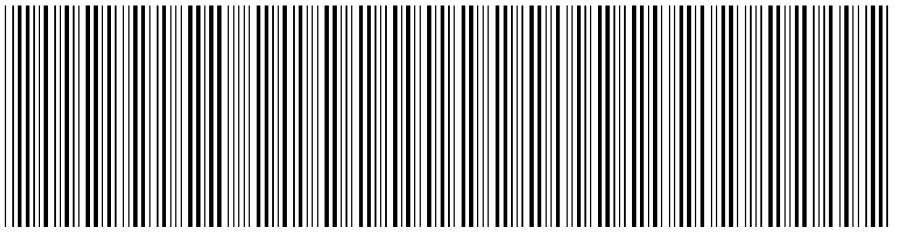
4657

69

201802270025120102

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

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2018030900440002001EC0F9

RECORDING AND ENDORSEMENT COVER PAGE

PAGE 1 OF 3

Document ID: 2018030900440002

Document Date: 03-06-2018

Preparation Date: 03-09-2018

Document Type: DEED

Document Page Count: 2

PRESENTER:

PHILIP OHARA ASSOCIATES BTB-40655-AMD
A/A/F FIRST AMERICAN TITLE INSURANCE
COMPANY
55 WASHINGTON STREET, SUITE 557
BROOKLYN, NY 11201
718-875-7506

RETURN TO:

B&B URBAN LLC
ATTN: ALAN BELL
419 PARK AVENUE SOUTH, 7TH FLOOR
NEW YORK, NY 10016
BTB-40655-AMD (CB)

PROPERTY DATA

Borough	Block	Lot	Unit	Address
BRONX	4657	72	Entire Lot	728 EAST 212 STREET
Property Type: OTHER				

CROSS REFERENCE DATA

CRFN _____ or DocumentID _____ or _____ Year _____ Reel _____ Page _____ or File Number _____

PARTIES

GRANTOR/SELLER:

B&B URBAN LLC
419 PARK AVE S FL 7
NEW YORK, NY 10016-8456

GRANTEE/BUYER:

211 RESIDENTIAL ASSOCIATES LLC
C/O: B&B URBAN LLC, 419 PARK AVE S FL 7
NEW YORK, NY 10016-8456

FEES AND TAXES

Mortgage :

Mortgage Amount:	\$	0.00
Taxable Mortgage Amount:	\$	0.00
Exemption:		
TAXES: County (Basic):	\$	0.00
City (Additional):	\$	0.00
Spec (Additional):	\$	0.00
TASF:	\$	0.00
MTA:	\$	0.00
NYCTA:	\$	0.00
Additional MRT:	\$	0.00
TOTAL:	\$	0.00
Recording Fee:	\$	47.00
Affidavit Fee:	\$	0.00

Filing Fee:

Filing Fee:	\$	250.00
NYC Real Property Transfer Tax:	\$	0.00
NYS Real Estate Transfer Tax:	\$	0.00

**RECORDED OR FILED IN THE OFFICE
OF THE CITY REGISTER OF THE**

CITY OF NEW YORK

Recorded/Filed 03-14-2018 10:47

City Register File No.(CRFN):

2018000088108



Annette McMill

City Register Official Signature

BARGAIN AND SALE DEED WITH COVENANT AGAINST GRANTOR'S ACTS

THIS INDENTURE, made the 6th day of March, 2018

BETWEEN B&B URBAN LLC, having an office at 419 Park Avenue South, 7th Floor, New York, NY 10016, party of the first part, and

211 RESIDENTIAL ASSOCIATES LLC, having an office at 419 Park Avenue South, 7th Floor, New York, NY 10016, party of the second part,

WITNESSETH, that the party of the first part, in consideration of ten and 00/100 dollars (\$10.00) paid by the party of the second part, does hereby grant and release unto the party of the second part,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the County of Bronx, City of New York and State of New York known as 728 East 212th Street, Bronx, New York, and designated on the Official Tax Map of The City of New York, Bronx County, as Block 4657, Lot 71;

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;

BEING the same premises acquired by the party of the first part by Sheriffs Deed made by JOSEPH FU CITO, as Sheriff of the City of New York, dated 8/24/2007 and recorded 9/5/2017 under CRFN 2017000328789.

TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever;

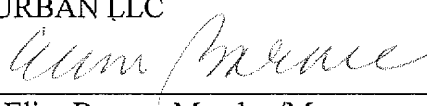
AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose. The word "party" shall be construed as if it read "parties" when ever the sense of this indenture so requires.

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

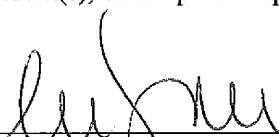
B& B URBAN LLC

By: _____


Elisa Barnes, Member/Manager

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

On the 10 day of March in the year 2018, before me, the undersigned, a notary public in and for said state, personally appeared Elisa Barnes personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.



NANCY M. GRIESER Notary Public
Notary Public, State of New York
No. 01GR4745197
Qualified in Nassau County
Commission Expires September 30, 2021

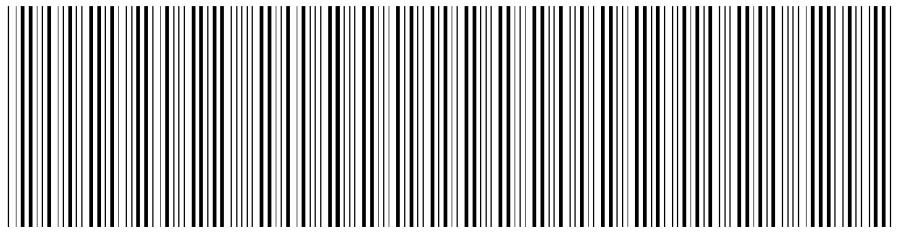
BARGAIN AND SALE DEED WITH COVENANT AGAINST GRANTOR'S ACTS

Section:
Block: 4657
Lot: 72
County: Kings
Street Address: 728 East 212th Street, Bronx, NY

RETURN BY MAIL TO:

Alan Bell
c/o B-B Urban LLC
419 Park Ave So
7flor NY NY 10016

NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER



2018030900440002001S0E78

SUPPORTING DOCUMENT COVER PAGE

PAGE 1 OF 1

Document ID: 2018030900440002
Document Type: DEED

Document Date: 03-06-2018

Preparation Date: 03-09-2018

ASSOCIATED TAX FORM ID: 2018022100201

SUPPORTING DOCUMENTS SUBMITTED:

Page Count

DEP CUSTOMER REGISTRATION FORM FOR WATER AND SEWER BILLING
RP - 5217 REAL PROPERTY TRANSFER REPORT

1
2



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: BRONX BLOCK: 4657 LOT: 72
- (2) Property Address: 728 EAST 212 STREET, BRONX, NY 10467
- (3) Owner's Name: 211 RESIDENTIAL ASSOCIATES LLC

Additional Name:

Affirmation:



You have visited DOF's Mailing Address Update website and indicated that your water & sewer bill should be sent to the mailing address provided on that site. If no information was entered your water & sewer bill be sent to the property address.

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: *211 Residential Associates LLC*

Signature: *Alan Bell* Date (mm/dd/yyyy)

Name and Title of Person Signing for Owner, if applicable: *Alan Bell, member*

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 728 EAST 212 STREET BRONX 10467
 STREET NUMBER STREET NAME BOROUGH ZIP CODE

2. Buyer Name 211 RESIDENTIAL ASSOCIATES LLC
 LAST NAME / COMPANY FIRST NAME

 LAST NAME / COMPANY FIRST NAME

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

 STREET NUMBER AND STREET NAME CITY OR TOWN STATE ZIP CODE

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

4A. Planning Board Approval - N/A for NYC
 4B. Agricultural District Notice - N/A for NYC
 Check the boxes below as they apply:
 6. Ownership Type is Condominium
 7. New Construction on Vacant Land

5. Deed Property Size FRONT FEET X DEPTH OR ACRES

8. Seller Name B&B URBAN LLC
 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 <input type="checkbox"/> One Family Residential	C <input type="checkbox"/> Residential Vacant Land	E <input checked="" type="checkbox"/> Commercial	G <input type="checkbox"/> Entertainment / Amusement	I <input type="checkbox"/> Industrial
B <input type="checkbox"/> 2 or 3 Family Residential	D <input type="checkbox"/> Non-Residential Vacant Land	F <input type="checkbox"/> Apartment	H <input type="checkbox"/> Community Service	J <input type="checkbox"/> Public Service

SALE INFORMATION

10. Sale Contract Date 3 / 6 / 2018
 Month Day Year

11. Date of Sale / Transfer 3 / 6 / 2018
 Month Day Year

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

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

15. Building Class V, 0 16. Total Assessed Value (of all parcels in transfer) 9 7 0 6
 Borough, Block and Lot / Roll Identifier(s) (If more than three, attach sheet with additional identifier(s))
 BRONX 4657 72

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.

211 Residential
Associates LLC

BUYER

BUYER'S ATTORNEY

Buyer Signature: *Alan Bell* | DATE: *3-6-18*
C/O: B&B URBAN LLC 419 PARK AVENUE FL 7 member

LAST NAME | FIRST NAME

STREET NUMBER | STREET NAME (AFTER SALE)

AREA CODE | TELEPHONE NUMBER *B&B Urban LLC*

NEW YORK

STATE: NY | ZIP CODE: 10016-8456

SELLER

SELLER SIGNATURE: *Alan Bell* | DATE: *3/6/18*
Alan Bell, member

CITY OR TOWN

STATE

ZIP CODE

SELLER SIGNATURE

DATE

APPENDIX E

REPOSITORY ACKNOWLEDGEMENT

Thomas Melia

From: Maribel Lugo
Sent: Tuesday, March 27, 2018 2:07 PM
To: Thomas Melia
Cc: Courtney McGee; Jean Pamphile
Subject: Re: NYSDEC Brownfield Cleanup Program - Document Repository Request (Site: 718 East 212th Street)

Hi Mr. Melia,

You can move forward with your request.

Please let me know if further assistance is needed.
Thanks.

On Tue, Mar 27, 2018 at 12:16 PM, Thomas Melia <thomasm@pwgrosser.com> wrote:

Ms. Lugo –

At this point there are no documents ready to be uploaded. We are currently applying for the site to be accepted into the Brownfield Cleanup Program, and part of the application process is setting up a repository for documents to be available for public review at a local library after the site is accepted into the BCP. At this point all we need is an acknowledgement from the library that they agree to serve as a repository.

If that is acceptable to you, please let us know.

Feel free to give me a call if you have any questions.

Thanks.

Thomas Melia, PG | Senior Project Manager | **P.W. Grosser Consulting**

[630 Johnson Ave, Suite 7
Bohemia, NY 11716](#)

w. [631.589.6353](tel:631.589.6353)

c. [516.315.6002](tel:516.315.6002)

f. [631.589.8705](tel:631.589.8705)



From: Maribel Lugo [mailto:maribelramoslugo@nypl.org]
Sent: Tuesday, March 27, 2018 12:00 PM
To: Thomas Melia <thomasm@pwgrosser.com>
Cc: Courtney McGee <courtneymcgee@nypl.org>
Subject: Re: NYSDEC Brownfield Cleanup Program - Document Repository Request (Site: 718 East 212th Street)

Hi Mr. Melia,

I am going to loop in Courtney McGee to see if she can upload the documents in electronic format (CDs) to our website.

Courtney, can you assist Mr. Melia with this matter?

Thanks.

On Mon, Mar 19, 2018 at 3:27 PM, Thomas Melia <thomasm@pwgrosser.com> wrote:

Ms. Lugo,

PWGC is formally requesting permission to utilize the NYC Wakefield Library Branch as a document repository during the investigation and remediation of a property located at 718 East 212th Street, Bronx. It is anticipated that over the course of the next 2-4 years, several documents (hard copies or electronic versions on CD) related to the environmental investigation and remediation of the property will be delivered to the Wakefield Library. The proposed investigation and remediation will be done in coordination with New York State Department of Environmental Conservation input and comment under the Brownfield Cleanup Program.

Upon delivery, it is requested that these documents be stored in the reference section of the library and be made available for public review if requested. We will provide the documents in electronic format (CDs) for space saving measures, unless you would prefer hard copies.

Please respond if the Wakefield Library can be utilized as a document repository for this matter.

Thanks for your understanding and please contact me with any questions.

Thomas Melia, PG | Senior Project Manager

P.W. Grosser Consulting 

[630 Johnson Ave, Suite 7
Bohemia, NY 11716](#)

w. [631.589.6353](tel:631.589.6353)

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Please consider the environment - think before you print!

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Maribel Lugo | **The New York Public Library**

Wakefield Library: Manager

[4100 Lowerre Place, Bronx, NY, 10466](#)

T: [718-652-4663](tel:718-652-4663) | maribelramoslugo@nypl.org

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Wakefield *Library: Manager*
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