APPENDIX D:

HAZARDOUS MATERIALS APPENDIX

APPENDIX D
TABLE 1
PROJECTED AND POTENTIAL SITES REQUIRING (E) DESIGNATIONS FOR HAZARDOUS MATERIALS

Development Site No.	Address	Block	Lot	2007 Land Use	Preliminary Screening	Hazardous Materials Conditions	Comments
Projected Development Sites							
1	317-321 WEST 125 STREET	1952	19, 21, 22	retail/commercial	V, S, M	gas station	Recommend (E) Designation
2	2329 FRED DOUGLASS BLVD	1952	29	retail/commercial	V, S, M	w/in 400 ' gas station	Recommend (E) Designation
3	362 WEST 125 STREET	1951	7	comm fac/inst.	V, S, M	w/in 400' fmr. Gas station	Recommend (E) Designation
4	350 WEST 125 STREET	1951	51	office/commercial	V, S, M	w/in 400 ' open NY Spills Site	Recommend (E) Designation
5	324 WEST 125 STREET	1951	43	vac. Res/comm.	V, S, M	w/in 400 ' open NY Spills Site	Recommend (E) Designation
6	2100 ADAM C POWELL BLVD	1931	27	comm./office	V,S,M	w/in 400' fmr. Auto repair fac.	Recommend (E) Designation
8	246, 250-252, 256 WEST 125 STREET	1930	49, 50, 51, 53	retail	V, S, M	w/in 400' fmr. Gas station	Recommend (E) Designation
9	208, 222, 226 WEST 125 STREET	1930	37, 40, 41	retail	V,S,M	w/in 400' fmr. Auto repair fac.	Recommend (E) Designation
10	2105 ADAM C POWELL BLVD	1910	1	retail/parking	V, S, M	w/in 400' fmr. Auto repair facility; parking	Recommend (E) Designation
10	125 WEST 125 STREET	1910	7501	retail/parking	V, S, PCB, M	w/in 400' fmr. Auto repair facility; parking	Recommend (E) Designation
11	158 WEST 125 STREET	1909	59	ret./off/commercial	V, S, M	w/in 400' fmr.auto junkyard	Recommend (E) Designation
11	2089 ADAM C POWELL BLVD	1909	63	ret./off/commercial	V, S, M	w/in 400' fmr.auto junkyard	Recommend (E) Designation
12	124 WEST 125 STREET	1909	44, 46	retail	V, S, M	w/in 400' fmr.auto junkyard	Recommend (E) Designation
13	107-111 WEST 124 STREET	1909	26-29	vacant	V, S, PCB, M	Former Auto Repair Facility; w/in 400' fmr. Auto junkyard	Recommend (E) Designation
13	281-291 LENOX AVENUE	1909	30-33, 129	vacant	V, S, PCB, M	Former Auto Repair Facility; w/in 400' fmr. Auto junkyard	Recommend (E) Designation

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PROJECTED AND POTENTIAL SITES REQUIRING (E) DESIGNATIONS FOR HAZARDOUS MATERIALS

13	108-110 WEST 125 STREET	1909	38, 39	vacant	V, S, PCB, M	Former Auto Repair Facility; w/in 400' fmr. Auto junkyard	Recommend (E) Designation
14	29-35 WEST 125 STREET	1723	17, 21, 22, 122	ret/off/comm/mfg.	S, PCB, V, M	w/in 400' utility substation	Recommend (E) Designation
14	38 WEST 126 STREET	1723	53	ret/off/comm/mfg.	S, PCB, V, M	~~w/in 400' utility substation~~ w/in 400' fmr. known oil spills	Recommend (E) Designation
15	5, 16-18 WEST 126 STREET	1723	31, 45, 144	vacant	S, PCB, V, M	w/in 400' utility substation	Recommend (E) Designation
16	64, 68-72 WEST 125 STREET	1722	63, 65, 67, 68, 168	ret/off/comm	S, PCB, V, M	w/in 400' utility substation	Recommend (E) Designation
17	54, 60-62 WEST 125 STREET	1722	58, 59, 60, 61-62	ret/storage/vacant	S, PCB, V, M	w/in 400' utility substation	Recommend (E) Designation
18	69-71, 75 EAST 125 STREET	1750	28, 29, 30	ret/off/stor/vacant	S, PCB, V, M	w/in 400 ' fmr. gas station & known fuel oil spill	Recommend (E) Designation
18	58 EAST 126 STREET	1750	44	ret/off/stor/vacant	S, PCB, V, M	w/in 400 ' fmr. gas station & known fuel oil spill	Recommend (E) Designation
19	1824 PARK AVENUE	1750	34, 40	parking/vacant	S, PCB, V, M	Active LTANKS facility; fmr. Gas station; w/in 400' known fuel oil spill	Recommend (E) Designation
20	58-60 EAST 125 STREET	1749	48, 49	vacant	S, PCB, V, M	w/in 400 ' fmr. gas station & known fuel oil spill	Recommend (E) Designation
21	71 EAST 124 STREET	1749	31	vac/institutional	S, PCB, V, M	w/in 400 ' fmr. gas station; known on-site fuel oil spill	Recommend (E) Designation
21	1800,1804, 1808 PARK AVENUE	1749	33, 35, 40	vac/institutional	S, PCB, V, M	w/in 400 ' fmr. gas station; known on-site fuel oil spill	Recommend (E) Designation
21	66 EAST 125 STREET	1749	43	vac/institutional	S, PCB, V, M	w/in 400 ' fmr. gas station; known on-site fuel oil spill	Recommend (E) Designation
21	55 EAST 124 STREET	1749	24	vac/institutional	S, PCB, V, M	w/in 400 ' fmr. gas station; known on-site fuel oil spill	Recommend (E) Designation
22	127 EAST 125 STREET	1774	17	ret/off/comm/pkg	V, S, PCB, M	w/in 400' fmr. Auto repair facility & fmr. Dry cleaner	Recommend (E) Designation
22	132 EAST 126 STREET	1774	56	ret/off/comm/pkg	V, S, PCB, M	w/in 400' fmr. Auto repair facility & fmr. Dry cleaner	Recommend (E) Designation

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PROJECTED AND POTENTIAL SITES REQUIRING (E) DESIGNATIONS FOR HAZARDOUS MATERIALS

23	1801, 1815 PARK AVENUE	1773	1, 69	ret/hotel/off/pkg	V, S, PCB, M	auto repair fac., and known fuel oil spill.	Recommend (E) Designation
23	110 EAST 125 STREET	1773	67	ret/hotl/pkg/vac.	V, S, PCB, M	auto repair fac., and known fuel oil spill.	Recommend (E) Designation
24	212-214, 218 EAST 125 STREET	1789	42, 43, 45	ret/storage/vacant	V, S, PCB, M	w/in 400 ' fmr. gas station; auto repair fac.	Recommend (E) Designation
24	215 EAST 124 STREET	1789	9	ret/storage/vacant	V, S, PCB, M	w/in 400 ' fmr. gas station; auto repair fac.	Recommend (E) Designation
25	246 EAST 125 STREET	1789	30	retail/comm. Fac.	V, S, M	w/in 400 ' fmr. gas station	Recommend (E) Designation
26	233, 245 EAST 124 STREET; 2419-2423 2 AVENUE	1789	16, 21, 23, 24, 25	vacant	V, S, M	w/in 400 ' fmr. gas station	Recommend (E) Designation
Potential Development Sites							
27	568 WEST 125 STREET	1980	75	retail	V, S, M	w/in 400' - drycleaner	Recommend (E) Designation
28	151-153 MORNINGSIDE AVE	1952	61	parking	V, S, PCB, M, P	parking use	Recommend (E) Designation
29	379-381 WEST 125 STREET	1952	2, 101	retail	V, S, M	w/in 400 ' fmr. gas station	Recommend (E) Designation
30	361 WEST 125 STREET	1952	9	commercial	V, S, M	w/in 400 ' fmr. gas station	Recommend (E) Designation
31	305-313 WEST 125 STREET	1952	23, 25, 27, 28, 41	ret/off/stor/pkg.	V, S, M	w/in 400' fmr. Dry cleaner; RCRA identified & NYS RDC	Recommend (E) Designation
31	304-308 WEST 126 STREET	1952	37, 38, 138	ret/off/stor/pkg.	V, S, M	w/in 400' fmr. Dry cleaner; RCRA identified & NYS RDC	Recommend (E) Designation
32	2330, 2338-2342 FRED DOUGLASS BLVD	1931	61, 63, 64	ret/off/stor/cf/pkg.	V, S, M	w/in 400 ' fmr. gas station	Recommend (E) Designation
32	260 WEST 126 STREET	1931	56	ret/off/stor/cf/pkg.	V, S, M	w/in 400 ' fmr. gas station	Recommend (E) Designation
33	2310 FRED DOUGLASS BLVD	1931	1	retail/comm.	V, S, M	w/in 400 ' fmr. gas station	Recommend (E) Designation
34	2330 FRED DOUGLASS BLVD	1930	1	retail/institutional	V, S, M	w/in 400 ' fmr. gas station	Recommend (E) Designation

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PROJECTED AND POTENTIAL SITES REQUIRING (E) DESIGNATIONS FOR HAZARDOUS MATERIALS

35	268 WEST 125 STREET	1930	59	retailstorage	V, S, M	w/in 400 ' fmr. gas station	Recommend (E) Designation
35	264 WEST 125 STREET	1930	57	retail/storage	V, S, M	w/in 400 ' fmr. gas station	Recommend (E) Designation
36	112-116 WEST 125 STREET	1909	40, 41, 42	retail/parking/vac.	V, S, PCB, M, P	parking/vacant space	Recommend (E) Designation
36	117 WEST 124 STREET	1909	24, 25	ret/pkg./vacant	V, S, PCB, M	w/in 400' fmr. Auto repair fac; fmr. Auto junkyard.	Recommend (E) Designation
36	283 WEST 125 STREET	1909	140	ret/pkg./vacant	V, S, PCB, M, P	parking/vacant space	Recommend (E) Designation
37	300,308 LENOX AVENUE	1723	1, 4	retail/comm.	S, PCB, V, M	w/in 400' utility substation	Recommend (E) Designation
38	2022, 2032 5 AVENUE	1723	33, 37	ret/comm/stor.	S, PCB, V, M	w/in 400' utility substation	Recommend (E) Designation
39	290 LENOX AVENUE	1722	69	retail/office	S, PCB, V, M	w/in 400' utility substation	Recommend (E) Designation
40	44-52 WEST 125 STREET	1722	55, 56, 57, 155, 156	ret/comm/stor/vac.	V, S, PCB, M, P	vacant space	Recommend (E) Designation
~~**41****~~	~~32 WEST 125 STREET~~	~~1722~~	~~51~~	~~utility/vacant~~	~~PCB~~	~~utility substation~~	~~Recommend (E) Designation~~
42	102 EAST 126 STREET	1774	68	utility	V, S, PCB, M	w/in 400' fmr. Auto repair facility, fmr. Gas station	Recommend (E) Designation
43	104-108 EAST 126 STREET	1774	65, 66, 67	ret/comm/stor/vac.	V, S, PCB, M	w/in 400' fmr. Auto repair facility, fmr. Gas station	Recommend (E) Designation
43	107-113 EAST 125 STREET	1774	5, 6, 7, 8	ret/comm/stor/vac.	V, S, PCB, M	w/in 400' fmr. Auto repair facility, fmr. Gas station	Recommend (E) Designation
44	150-170 EAST 126 STREET	1774	48	parking	V, S, PCB, M	w/in 400' fmr. Auto repair facility, dry cleaner	Recommend (E) Designation
45	2306 3 AVENUE	1774	33	comm. Fac.	V, S, PCB, M	w/in 400' fmr. Auto repair facility, dry cleaner	Recommend (E) Designation
46	122-128 EAST 125 STREET	1773	58, 61	retail	V, S, PCB, M	fmr. Auto repair facility; w/in 400' fmr. Auto repair facility	Recommend (E) Designation
47	129 EAST 124 STREET	1773	15	retail/storage	V, S, PCB, M	fmr. Auto repair facility; w/in 400' fmr. Auto repair facility	Recommend (E) Designation

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TABLE 1
PROJECTED AND POTENTIAL SITES REQUIRING (E) DESIGNATIONS FOR HAZARDOUS MATERIALS

47	2050-2054 LEXINGTON AVENUE	1773	17, 18	retail/storage	V, S, PCB, M	w/in 400' fmr. Auto repair facility	Recommend (E) Designation
48	149 EAST 124 STREET	1773	20	retail	V, S, PCB, M	w/in 400 ' fmr. gas station; auto repair fac.; dry cleaner	Recommend (E) Designation
49	228-232 EAST 125 STREET	1789	34, 35, 36	comm fac./storage	V, S, M	w/in 400 ' gas station; fmr. Gas station, NY PBS & Open NY SPILLS site	Recommend (E) Designation

V=VOCs, S=SVOCs, PCB=PCB, P=Pesticides M=Metals

**Site 41 has been removed as a potential development site, due to a new proposal since the DEIS for the Village Academies School (see Chapter 3.1).

APPENDIX D TABLE 2: CITY-OWNED SITES SUBJECT TO MEMORANDUM OF UNDERSTANDING WITH NYCDEP FOR HAZARDOUS MATERIALS CLEANUP

Projected Development Site No.	Address	Owned by	Block	Lot	2007 Land Use	Preliminary Screening	Hazardous Materials Conditions
7	260 WEST 126 STREET	NYC DBS	1930	55	vac. Comm bldg.	V, S, M	w/in 400' fmr. Gas station
23	1807, 1811 PARK AVENUE	NYC HPD	1773	~~1~~, ~~69~~,4,72	ret/hotl/pkg/vac.	V, S, PCB, M	w/in 400 ' fmr. gas station; auto repair fac., and known fuel oil spill.
~~23~~	~~110 EAST 125 STREET~~	~~NYC HPD~~	~~1773~~	~~67~~	~~ret/hotl/pkg/vac.~~	~~V, S, PCB, M~~	~~w/in 400 ' fmr. gas station; auto repair fac., and known fuel oil spill.~~
26	237, 241, 243, 247 EAST 124 STREET	NYC HPD	1789	~~16, 21~~,18, 19, 20, 121	vacant	V, S, M	w/in 400 ' fmr. gas station
26	2417 2nd AVENUE	NYC HPD	1789	22	vacant	V, S, M	w/in 400 ' fmr. gas station
~~26~~	~~2419- 2423 2 AVENUE~~	~~NYC HPD~~	~~1789~~	~~23-25~~	~~vacant~~	~~V, S, M~~	~~w/in 400 ' fmr. gas station~~

V=VOCs, S=SVOCs, PCB=PCB M=Metals

MEMORANDUM OF UNDERSTANDING BETWEEN
DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT
AND
DEPARTMENT OF ENVIRONMENTAL PROTECTION
FOR
BLOCK 1773, Lots 4 and 72 and BLOCK 1789, LOTS 18, 19, 20, 22, and 121
BOROUGH OF MANHATTAN
125TH STREET CORRIDOR REZONING AND RELATED ACTIONS
PROJECTED DEVELOPMENT SITES 23 and 26

This Memorandum of Understanding ("MOU"), dated as of the 28th day of February, 2008, by and between the Department of Housing Preservation and Development ("HPD"), having an office at 100 Gold Street, New York, New York 10038 and the Department of Environmental Protection ("DEP") having an office at 59-17 Junction Boulevard, Flushing, New York 11373.

WHEREAS, HPD and DEP are both agencies of the City of New York ("City"); and

WHEREAS, HPD has jurisdiction over property identified on the Tax Map of the City as Block 1773, Lots 4 and 72 and Block 1789, Lots 18-20, 22, and 121 (collectively, "Properties" and individually, "Property"); and

WHEREAS, the Department of City Planning ("DCP") has proposed several actions, including zoning map amendments (ULURP No. C 080099 ZMM and 080099(A) ZMM) to rezone approximately 24 blocks along 125th Street in the Harlem neighborhood of Manhattan (collectively, "Rezoning"); and

WHEREAS, as a result of the Rezoning, the Properties would be rezoned from a C4-4 zoning district to C6-3 and C4-4D zoning districts; and

WHEREAS, DCP, on behalf of the City Planning Commission and pursuant to City Environmental Quality Review ("CEQR"), prepared a Draft Environmental Impact Statement dated September 28, 2007 ("DEIS") to analyze the potential for significant adverse environmental impacts as a result of the proposed actions (CEQR No. 07DCP030M); and

WHEREAS, the Properties were analyzed as part of larger development sites projected to consist of approximately 179 dwelling units and 40,066 square feet of retail space on Block 1773, Lots 1, 4, 67, 69 and 72 ("Site 23") and 187 dwelling units and 9,314 square feet of retail space on Block 1789, Lots 16, 18, 19, 20, 21, 22, 23, 24, 25 and 121 ("Site 26");

WHEREAS, DCP has prepared the DEIS in accordance with the State Environmental Quality Review Act ("SEQRA") and City Environmental Quality Review ("CEQR") and has set forth the responsibilities of the parties identified below with respect to potential hazardous materials, so as to support their conclusion that no significant adverse impact on public health would occur from the implementation of the development of the Property pursuant to the Rezoning ("Project"); and

WHEREAS, if the City, acting by and through HPD, conveys any of the Properties to one or more grantees (collectively, "Sponsor") for development of the Project through a Deed or a Deed and a Land Disposition Agreement ("LDA"), the identification of any hazardous materials and development of a remediation plan, if necessary, will occur prior to development of the Property; and

WHEREAS, this MOU is not a legally binding instrument and is only intended to set forth the understandings of the parties without creating any legally enforceable rights or obligations.

NOW, THEREFORE, DEP and HPD set forth their mutual understandings as follows:

1. DEIS Findings

The DEIS for the Rezoning reveals the potential for historic on-site and/or off-site contamination to affect the Properties from hazardous materials associated with auto repair facilities and fuel oil spills.

2. DEP Recommendations

(a) Before any development of the Property involving soil disturbance or a change in use, a site specific hazardous materials sampling protocol prepared by a qualified consultant and including a site specific health and safety plan ("Sampling Protocol") will be submitted to DEP for review and approval; and

(b) Upon DEP approval of the Sampling Protocol, testing and identification of any potential hazardous materials will be completed pursuant to such DEP-approved Sampling Protocol; and

(c) If DEP determines that the results of such testing and identification pursuant to the Sampling Protocol identify any potential hazardous materials, a site specific hazardous materials remediation plan ("Remediation Plan"), including a site specific construction health and safety plan, will be submitted for DEP review and approval; and

(d) Upon the approval of the Remediation Plan by DEP, remediation of such potential hazardous materials will be implemented in accordance with the DEP-approved Remediation Plan and a closure report prepared by a New York State licensed Professional Engineer will be submitted for DEP review and approval; and

(e) No application for grading, excavation, foundation, alteration, building, or other permits respecting the Property which allows soil disturbance will be submitted to the Department of Buildings ("DOB"), and no such permit will be accepted from DOB, without the prior written approval of DEP; and

(f) No application for a Temporary or Permanent Certificate of Occupancy that reflects a change in use respecting the Property will be submitted to DOB,

and no such Temporary or Permanent Certificate of Occupancy will be accepted from DOB, without the prior written approval of DEP.

3. HPD Responsibilities

(a) HPD will not cause or permit the commencement of site grading, excavation, or construction at the Property until testing and remediation (if needed) has been completed and approved in writing by DEP.

(b) HPD will require the Sponsor to implement the provisions of Section 2 above (collectively, "DEP Recommendations"), either (i) as a condition of closing (to the extent that any of the work can be completed prior to closing) and/or (ii) through a provision approved by DEP ("Obligation") and incorporated into a Restrictive Declaration, Deed, or LDA between HPD and the Sponsor that will bind the Sponsor and its successors and assigns and will run with the land (to the extent that any of the work is to be performed post-closing). The actual remediation, if necessary, would be prescribed after the reuse/development program is established and prior to the commencement of the construction of the Project. At the closing of the sale of the Property, the Restrictive Declaration, Deed, or LDA imposing the Obligation will be executed by the Sponsor, as the fee owner of the Property, and provided to the title company to be recorded against the Property.

4. DEP Responsibilities

(a) DEP will expeditiously review all submittals by HPD and/or the Sponsor in connection with the required testing and, if necessary, remediation so as not to unduly delay the commencement of construction. Wherever a certification, consent, approval, or other action of DEP is required or permitted in connection with such hazardous substances testing and remediation necessary to implement the DEP Recommendations, DEP will not unreasonably withhold or delay such certification, consent, approval, or other action.

(b) DEP will provide the following notices as applicable and as determined by DEP based on HPD and/or Sponsor submittals:

i. Notice of No Objection: DEP will issue a written Notice of No Objection after HPD and/or the Sponsor has completed the work set forth in the DEP-approved Sampling Protocol for any development of the Property involving soil disturbance or a change in use for the Project or any future development of the Property ("Future Project") and DEP has determined that the results of such sampling demonstrate that no hazardous materials remediation is required for the defined projects on the Property.

ii. Notice to Proceed: DEP will issue a written Notice to Proceed after it determines that: (i) the Remediation Plan for the Project or a Future Project, as applicable, has been approved by DEP and (ii) the permit(s) respecting the Property that allow grading, excavation, foundation, alteration, building, or other activities involving soil disturbance or

construction of the superstructure are necessary to further the implementation of the DEP-approved Remediation Plan on the Property.

iii. Notice of Satisfaction: DEP will issue a written Notice of Satisfaction after the Remediation Plan for the Project or any Future Project, as applicable, has been prepared and accepted by DEP and DEP has determined in writing that such Remediation Plan has been completed to the satisfaction of DEP.

iv. Final Notice of Satisfaction: DEP will issue a written Final Notice of Satisfaction after all potential hazardous materials have been removed or remediated and no further hazardous remediation is required on the Property as determined by DEP.

5. Non-liability of Individuals

No commissioner, director, officer, agent, or employee of any party will be charged personally or held contractually liable by or to any other party under any term or provision of this MOU or of any supplement, modification, or amendment to this MOU or because of any breach or alleged breach thereof, or because of its or his or her execution or attempted execution.

6. Termination

This MOU will terminate upon the happening of any of the following: (i) written notice to DEP that DCP has determined not to proceed with the Rezoning or that the Rezoning has been disapproved; (ii) written notice to DEP that HPD has determined not to proceed with the Disposition of City-owned property ("Disposition") or that the Disposition has been disapproved; (iii) implementation of DEP Recommendations to the satisfaction of DEP prior to or as a condition of closing and as evidenced by the issuance of a Final Notice of Satisfaction by DEP, or (iv) the execution, delivery, and recording of a Restrictive Declaration, Deed, or LDA containing the Obligation.

7. Amendment

This MOU may not be modified or amended except by a written instrument signed by both parties hereto.

8. Notices

All notices or correspondence in connection with this MOU will be addressed and sent by regular mail, as follows:

TO HPD: City of New York Department Housing Preservation and Development
100 Gold Street
New York, New York 10038
Attn: Assistant Commissioner for Planning

TO DEP: City of New York Department of Environmental Protection

Bureau of Environmental Planning and Analysis
59-17 Junction Boulevard
Flushing, New York 11373
Attn: Deputy Commissioner, Bureau of Environmental Planning and Analysis

IN WITNESS WHEREOF, the parties hereto have caused this MOU to be executed as of the date and year first above written.

DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT

By: _____
Shampa Chanda, Assistant Commissioner

DEPARTMENT OF ENVIRONMENTAL PROTECTION

By: _____
Angela Licata, Deputy Commissioner

MEMORANDUM OF UNDERSTANDING BETWEEN
THE NEW YORK CITY ECONOMIC DEVELOPMENT CORPORATION
AND
THE NEW YORK CITY DEPARTMENT OF ENVIRONMENTAL PROTECTION
FOR
MART 125, BOROUGH OF MANHATTAN

This Memorandum of Understanding ("MOU"), dated as of 2/28, 2008, by and between the New York City Economic Development Corporation ("EDC") having an office at 110 William Street, New York, New York 10038 and the New York City Department of Environmental Protection ("DEP") having an office at 59-17 Junction Boulevard, Flushing, New York 11373.

WITNESSETH:

WHEREAS, EDC, acting on behalf of the City of New York (the "City"), intends to issue a Request for Proposals ("RFP") for the sale and redevelopment of property (the "Property") located in the Borough of Manhattan, City and State of New York, designated for real property tax purposes as Block 1930 and Lot 55; and

WHEREAS, the Property was the subject of a land use application submitted to the New York City Planning Commission ("the "Commission") by the New York City Department of Citywide Administrative Services ("DCAS") for the disposition of city owned property (ULURP No. C 050189PPM, the "Disposition") and was approved by the Commission on April 27, 2005; and

WHEREAS, proposals to rezone approximately 24 blocks along 125th Street in the Harlem neighborhood of Manhattan (ULURP Nos. C 080099 ZMM and C 080099(A) ZMM (the "Rezoning") are amongst actions proposed by the New York City Department of City Planning ("DCP"); and

WHEREAS, DCP, on behalf of the City Planning Commission and pursuant to City Environmental Quality Review ("CEQR"), prepared a Draft Environmental Impact Statement dated September 28, 2007 (the "DEIS") to analyze the potential for significant adverse environmental impacts as a result of the Rezoning (CEQR No. 07DCP030M); and

WHEREAS, as a result of the Rezoning, the Property would be rezoned from C4-4 to a C6-3/C4-4D zoning district; and

WHEREAS, as a result of the Rezoning and Disposition, the Property could be redeveloped with a mixed-use development containing up to 77,000 gross square feet of space (the "Project"); and

WHEREAS, absent the Disposition, the Property is expected to remain as is and is not expected to be redeveloped or experience a change in use as a result of the Rezoning; and

WHEREAS, it is anticipated that in connection with the Disposition, EDC will issue the RFP and select and conditionally designate a developer (the "Developer") to develop the Project, which conditional designation letter will provide for the negotiation and execution of a contract of sale (the "Contract") for the Property; and

WHEREAS, DCP, in accordance with the State Environmental Quality Review Act (the "SEQRA") and the City Environmental Quality Review (the "CEQR"), has prepared the DEIS and has set forth the responsibilities of the parties identified below with respect to potential hazardous materials, so that no significant adverse impact on hazardous materials or public health would occur from the implementation of the Project.

NOW, THEREFORE, in consideration of the promises and the respective agreements and understandings contained herein, DEP and EDC hereto agree to the following:

1. DEIS Recommendations

The DEIS identified a former gas station within 400 feet of the Property that could potentially have impacted the Property. Because this site is under City ownership, it is not subject to the regulations governing (E) designations. The subject of this MOU with NYCDEP is to ensure that any testing and remediation activities, as deemed necessary by NYCDEP in accordance with NYCDEP requirements and based on DCP's findings, are performed prior to and/or during development of or a change in use on this site. Typical testing and remediation protocol recommendations from the NYCDEP are listed below.

2. Testing and Remediation Protocols

a) Before any development of the Property involving soil disturbance or a change in use, a site specific hazardous materials sampling protocol prepared by a qualified consultant and including a site specific health and safety plan ("Sampling Protocol") will be submitted to DEP for review and approval; and

b) Upon DEP approval of the Sampling Protocol, testing and identification of any potential hazardous materials will be completed pursuant to such DEP-approved Sampling Protocol; and

c) If DEP determines that the results of such testing and identification pursuant to the Sampling Protocol identify any potential hazardous materials, a site specific hazardous materials remediation plan ("Remediation Plan"), including a site specific construction health and safety plan, will be submitted for DEP review and approval; and

d) Upon the approval of the Remediation Plan by DEP, remediation of such potential hazardous materials will be implemented in accordance with the DEP-approved Remediation Plan and a closure report prepared by a New

York State licensed Professional Engineer will be submitted for DEP review and approval; and

e) No application for grading, excavation, foundation, alteration, building, or other permits respecting the Property which allows soil disturbance will be submitted to the Department of Buildings ("DOB"), and no such permit will be accepted from DOB, without the prior written approval of DEP; and

f) No application for a Temporary or Permanent Certificate of Occupancy that reflects a change in use respecting the Property will be submitted to DOB, and no such Temporary or Permanent Certificate of Occupancy will be accepted from DOB, without the prior written approval of DEP.

3. EDC Responsibilities

EDC agrees that, in the event that a Developer is selected, it will require the Developer to implement the DEP Recommendations provided in Section 2 above. Specifically, the Contract will provide that Developer shall cause to be implemented the DEP Recommendations provided in Section 2 above, either (i) as a condition of closing (to the extent that any of the work can be completed prior to closing) and/or (ii) through a separate recorded restrictive declaration approved by DEP or as an obligation to be incorporated into the deed from EDC to Developer (to the extent that any of the work is to be performed post-closing), which restrictive declaration or deed obligation shall bind Developer and its successors and assigns and shall run with the land. The actual remediation, if necessary, would be prescribed after the reuse/development program is established and prior to the commencement of the renovation and construction of the Project. The Contract shall further provide that if a separate restrictive declaration is required, it shall be executed by Developer, as the fee owner of the Property, and provided to the title company for recordation at the closing of the sale of the Property. If it is determined that the Developer's obligations hereunder are to be incorporated into the EDC deed, a copy of such deed shall be provided to DEP.

DEP Responsibilities

(a) DEP agrees that it shall expeditiously review all submittals by Developer in connection with any required testing and, if necessary, remediation so as not to unduly delay Developer's commencement of construction as required by the deed between EDC and Developer. DEP further agrees that wherever a certification, consent, approval or other action of DEP is required or permitted in connection with such hazardous substances testing and remediation necessary to implement the DEP Recommendations, such DEP certification, consent, approval or other action shall not be unreasonably withheld or delayed.

(b) DEP agrees to provide the following notices as applicable based on Developer submittals:

i. Notice of No Objection - DEP shall issue a Notice of No Objection after Developer has completed the work set forth in the DEP approved Sampling Protocol for any development of the Property involving soil disturbance or a change in use and DEP has determined in writing that the results of such sampling demonstrate that no hazardous materials remediation is required for the defined project on the Property.

ii. Notice to Proceed - DEP shall issue a Notice to Proceed after it determines that: (i) the Remediation Plan for the Project or a Future Project, as applicable, has been approved by DEP and (ii) the permit(s) respecting the Property that permit grading, excavation, foundation, alteration, building or other permit respecting the Property which permits soil disturbance or construction of the superstructure are necessary to further the implementation of the DEP approved Remediation Plan on the Property.

iii. Notice of Satisfaction - DEP shall issue a Notice of Satisfaction after the Remediation Plan for the Project or any Future Project, as applicable, has been prepared and accepted by DEP and DEP has determined in writing that such Remediation Plan has been completed to the satisfaction of DEP on the Property.

iv. Final Notice of Satisfaction - DEP shall issue a Final Notice of Satisfaction after the Remediation Plan has been prepared and accepted by DEP and DEP has set forth in writing, such Remediation Plan has been completed to the satisfaction of DEP and all potential hazardous materials have been removed or remediated and no further hazardous remediation is required on the Property as determined by DEP.

5. Non-liability of Individuals

No commissioner, director, officer, agent or employee of any party shall be charged personally or held contractually liable by or to any other party under any term or provision of this MOU or of any supplement, modification or amendment to this MOU or because of any breach or alleged breach thereof, or because of its or their execution or attempted execution.

6. Termination

This MOU shall terminate upon the occurrence of any one of the following:
(i) the Rezoning action is withdrawn by DCP;
(ii) the Rezoning action is disapproved or modified by the Commission or City Council in such a manner as to not change the zoning of the Property in whole or in part; or

(iii) the execution of a deed for the conveyance of the Property and a restrictive declaration containing at minimum the obligations provided in this MOU and approved by DEP.

7. Amendment

This MOU cannot be modified or amended except by a written instrument signed by both parties hereto.

8. Notices

All notices or correspondence in connection with this MOU shall be addressed and sent by regular mail, as follows:

TO EDC: New York City Economic Development Corporation
110 William Street
New York, New York 10038
Attn: _____

TO DEP: New York City Department of Environmental Protection
Office of Environmental Planning and Analysis
59-17 Junction Boulevard
Flushing, New York 11373
Attn: _____

IN WITNESS WHEREOF, the parties hereto have caused this MOU to be executed in their names and on their behalf by their duly authorized officers or commissioners, all as of the date first above written.

NEW YORK CITY ECONOMIC DEVELOPMENT CORPORATION

By: _____
Name: H. HARDY ADASKO
Title: SR. V.P. PRESIDENT.

NEW YORK CITY DEPARTMENT OF ENVIRONMENTAL PROTECTION

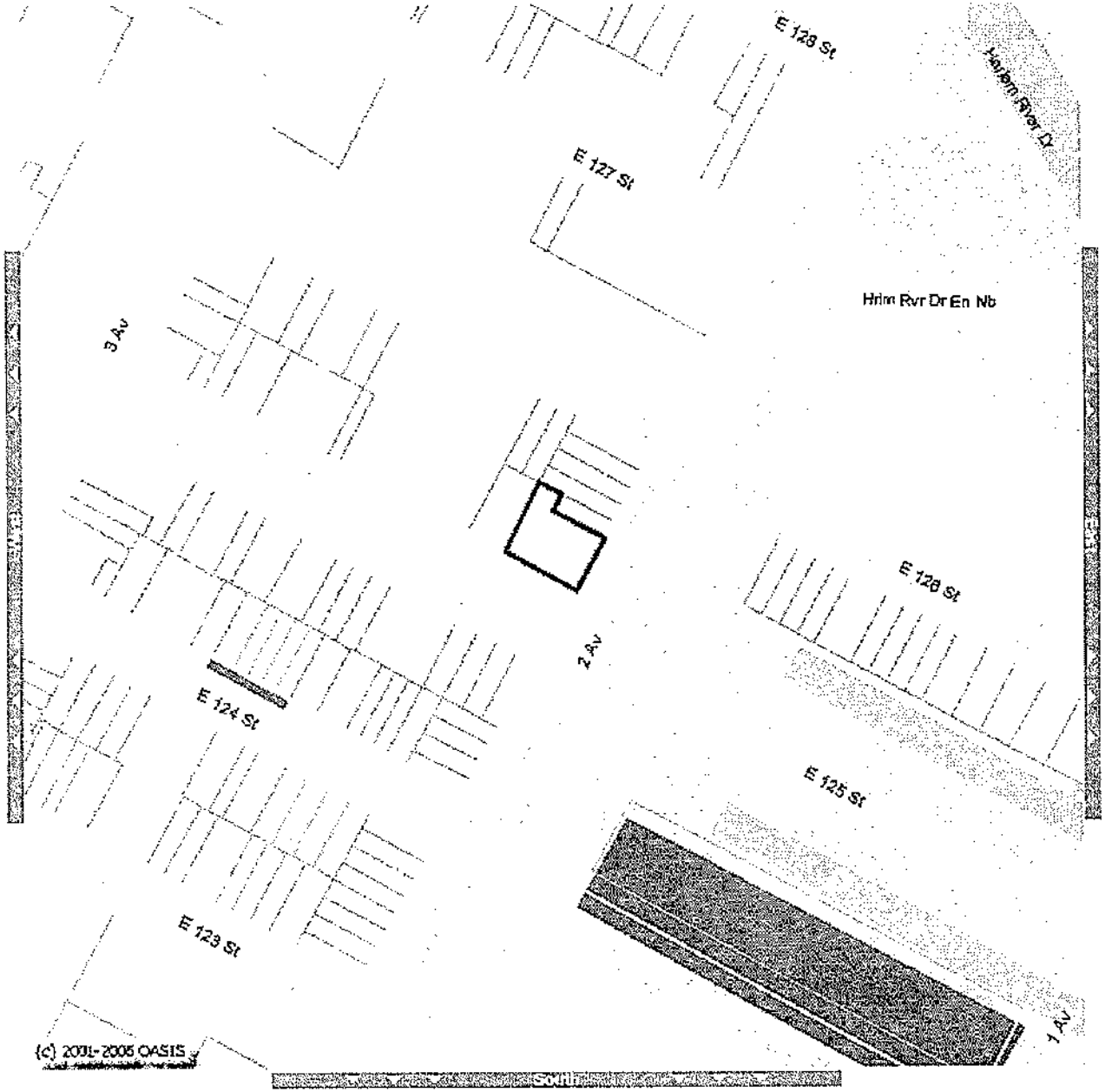
By: _____
Name: [illegible]
Title: Director Bureau Operations

125th St. Corridor RECs/AOCs

Project # 1C1307.1

Auto Repair Facilities, Gas Stations, Garages, Con Ed, + Dry Cleaners

British Petroleum station



- Golf Courses
- Baseball/Soccer Fields
- Tennis/Basketball Courts & Tracks
- [x] Cemeteries
- [x] Piers
- 1 & 2 Family Residential
- Multi-family Residential
- Mixed Use
- Commercial
- Institutions
- Transportation & Parking
- Industrial
- Vacant Lots

Natural Areas

- Greening for Breathing Trees
- HEP Acquisition Sites
- HEP Restoration Sites
- [x] Living Memorials to 9-11-2001
- Natural Areas
- Beaches
- [x] Streams, Lakes, Waterbodies
- [x] NJ Lakes
- Forever Wild Sites

zoom in/out Wildlife Refuge
zoom in/out NYS Public Land
zoom in/out Federal Land
zoom in/out Aquifers
zoom in/out Freshwater Wetlands

- Natl. Wetlands Inventory

Estuarine, Lacustrine, Marine, Palustrine, Riverine

zoom in/out Tidal Wetlands

Redraw Map **Select** all layers

Unselect all layers

0.25 miles :**Map Width** Zoom To NYC | Zoom To Region

INFORMATION ABOUT THE LOT YOU IDENTIFIED:

Borough: Manhattan **Block:** 1790 **Lot:** 24 **Police Precinct:** 25
Address, ZIP Code: 2449 2 AVENUE, 10035
Lot Area: 8341 sq. feet **Lot Frontage:** 102 feet **Lot Depth:** 74.92 feet
Number of buildings: 1 **Year built:** 1920
Number of floors: 1 **Building Gross Area:** 2079 sq. feet
Residential Units: 0 **Total # of Units:** 2
Landuse: Transportation and Utility
Zoning: M1-2: Manufacturing
Commercial Overlay: none **Zoning Map #:** 06B
*(**PDF version** of most recent City Planning zoning map & proposed zoning changes for this area.)*
Floor Area Ratio: 0.25 **Max. Allowable Floor Area Ratio:** 2
*(FAR may depend on street widths or other characteristics. Contact **City Planning Dept.** for latest information.)*
Owner: DAVID OIL CORP
More building information: NYC Dept. of Buildings
More property information: NYC Dept. of Finance Assessment Roll
More zoning information: CITI Zoning Guide

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Midas Auto Repair



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  - Riverine

zoom in/out Tidal Wetlands

Redraw Map **Select** all layers

Unselect all layers

0.25 miles :**Map Width** Zoom To NYC | Zoom To Region

INFORMATION ABOUT THE LOT YOU IDENTIFIED:

Borough: Manhattan **Block:** 1790 **Lot:** 8 **Police Precinct:** 25
Address, ZIP Code: 213 EAST 125 STREET, 10035
Lot Area: 9992 sq. feet **Lot Frontage:** 100 feet **Lot Depth:** 99.92 feet
Number of buildings: 1 **Year built:** 1917
Number of floors: 2 **Building Gross Area:** 19984 sq. feet
Residential Units: 0 **Total # of Units:** 2
Landuse: Transportation and Utility
Zoning: M1-2: Manufacturing
Commercial Overlay: none **Zoning Map #:** 06B
*(**PDF version** of most recent City Planning zoning map & proposed zoning changes for this area.)*
Floor Area Ratio: 2 **Max. Allowable Floor Area Ratio:** 2
*(FAR may depend on street widths or other characteristics. Contact **City Planning Dept.** for latest information.)*
Owner: UPTOWN HOLDINGS, INC.
More building information: NYC Dept. of Buildings
More property information: NYC Dept. of Finance Assessment Roll
More zoning information: CITI Zoning Guide

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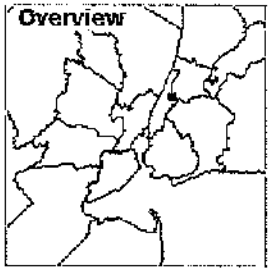

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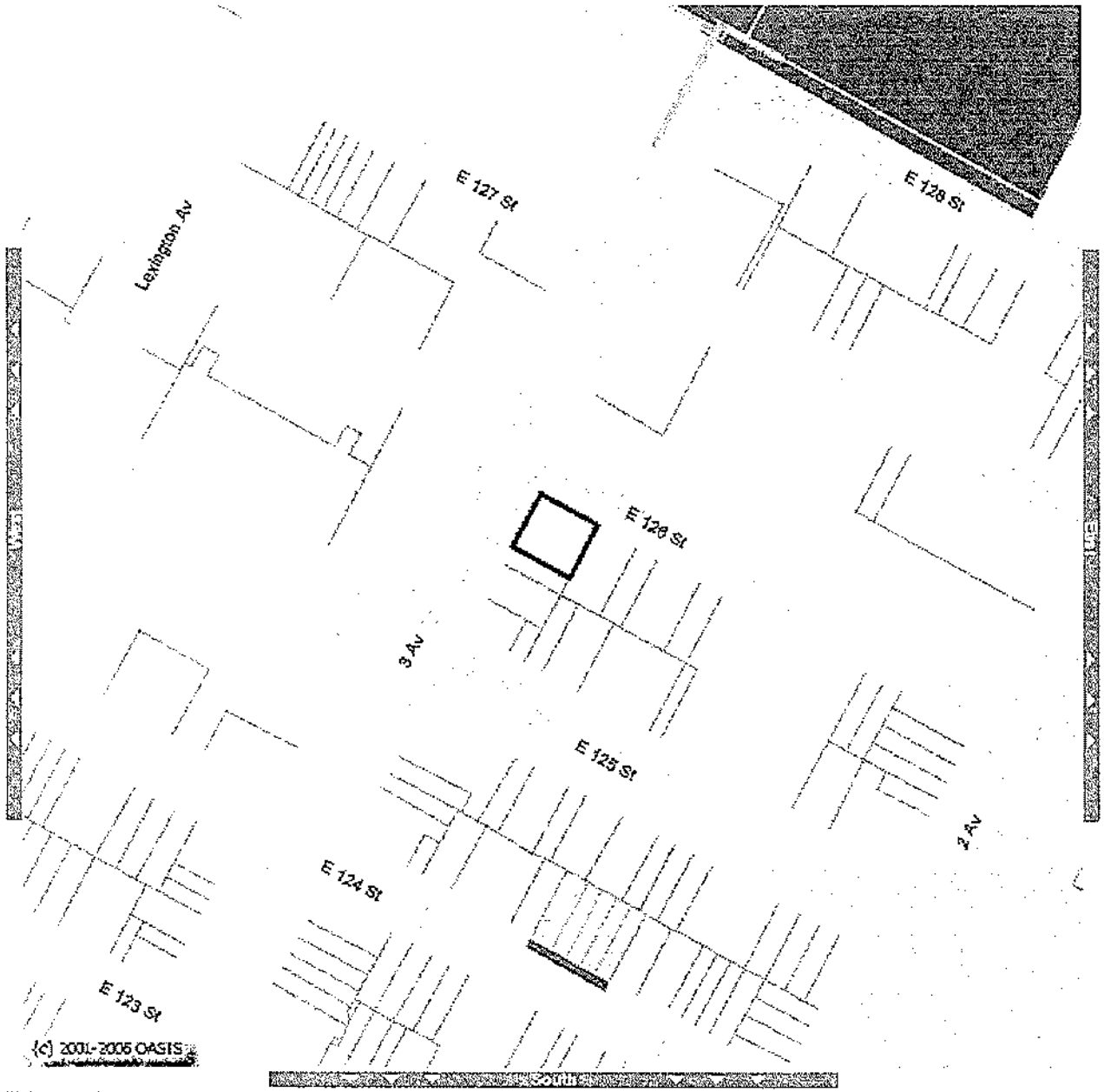
Fancy East Side Cleaners



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- [ ] Vacant Lots

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zoom in/out Freshwater Wetlands

- [ ] Natl. Wetlands Inventory

Estuarine, Lacustrine, Marine, Palustrine, Riverine

zoom in/out Tidal Wetlands

Redraw Map **Select** all layers

Unselect all layers

0.25 miles :**Map Width** Zoom To NYC | Zoom To Region

INFORMATION ABOUT THE LOT YOU IDENTIFIED:

Borough: Manhattan **Block:** 1790 **Lot:** 46 **Police Precinct:** 25
Address, ZIP Code: 2315 3 AVENUE, 10035
Lot Area: 5993 sq. feet **Lot Frontage:** 74.92 feet **Lot Depth:** 80 feet
Number of buildings: 1 **Year built:** 1966
Number of floors: 1 **Building Gross Area:** 5994 sq. feet
Residential Units: 0 **Total # of Units:** 1
Landuse: Industrial and Manufacturing
Zoning: M1-2: Manufacturing
Commercial Overlay: none **Zoning Map #:** 06A
*(**PDF version** of most recent City Planning zoning map & proposed zoning changes for this area.)*
Floor Area Ratio: 1 **Max. Allowable Floor Area Ratio:** 2
*(FAR may depend on street widths or other characteristics. Contact **City Planning Dept.** for latest information.)*
Owner: BEE NAM BAE
More building information: NYC Dept. of Buildings
More property information: NYC Dept. of Finance Assessment Roll
More zoning information: CITI Zoning Guide

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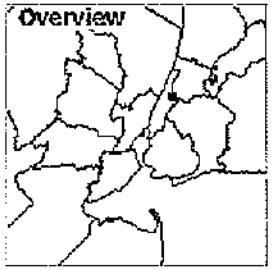

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Overview

Location

Primary Address	127 Dr M L King Jr Blvd
Zip	10035
Borough	Manhattan
Lot	01774-0017
First Three Alt Addr	2076-2078 Lexington Ave 130 E 126 St 126-128 E 126 St

See more Alternate Addresses

Neighborhood

Census tract	0196.00
School district	5
Community board	11
Planning Board	Click here
Surrounding neighborhoods	East Harlem
Local Video	East Harlem
Police precinct	25 web site/crime stats
School district	5 map/schools
City council	8 map
Political contributions	search

Property Tax Assessment

Assessed value	$2,628,450
Land Portion	$294,292
Total assessed value	$2,922,742
Tax class	4

Most Recent Sale

Sale price	not available
Sale date	12/23/2004

Square Feet

Building SF	37,397
Retail SF	37,397
Lot SF	21,482

Ratio of Building SF to Lot SF (FAR)

FAR as built	1.74
Max allowed FAR	4
SF under FAR	48,549

Building

Building dimensions	115 ft x 99 ft
Lot dimensions	115 ft x 99 ft
Corner lot	NW
Stories	3
Buildings on lot	1
Has extension	No
Has garage	No
Year built	2001
Year last altered	2000

Zoning, Use & C-of-O

Link To Certificate Of Occupancy	Click here
Zoning district	C4-4A
Residential units	0
Commercial units	2
Building class	Store building, two-story or store/office (K2)

Find out more about the types of Building Classes!

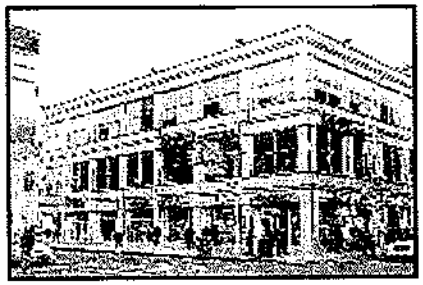
Photos



Photo by Tanya Ahmed
Rotate



Photo by Tanya Ahmed
Rotate



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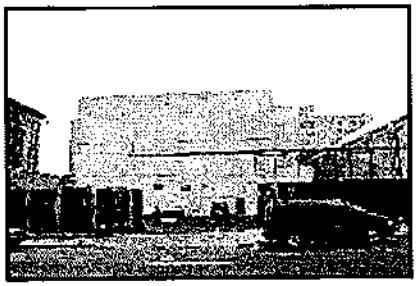

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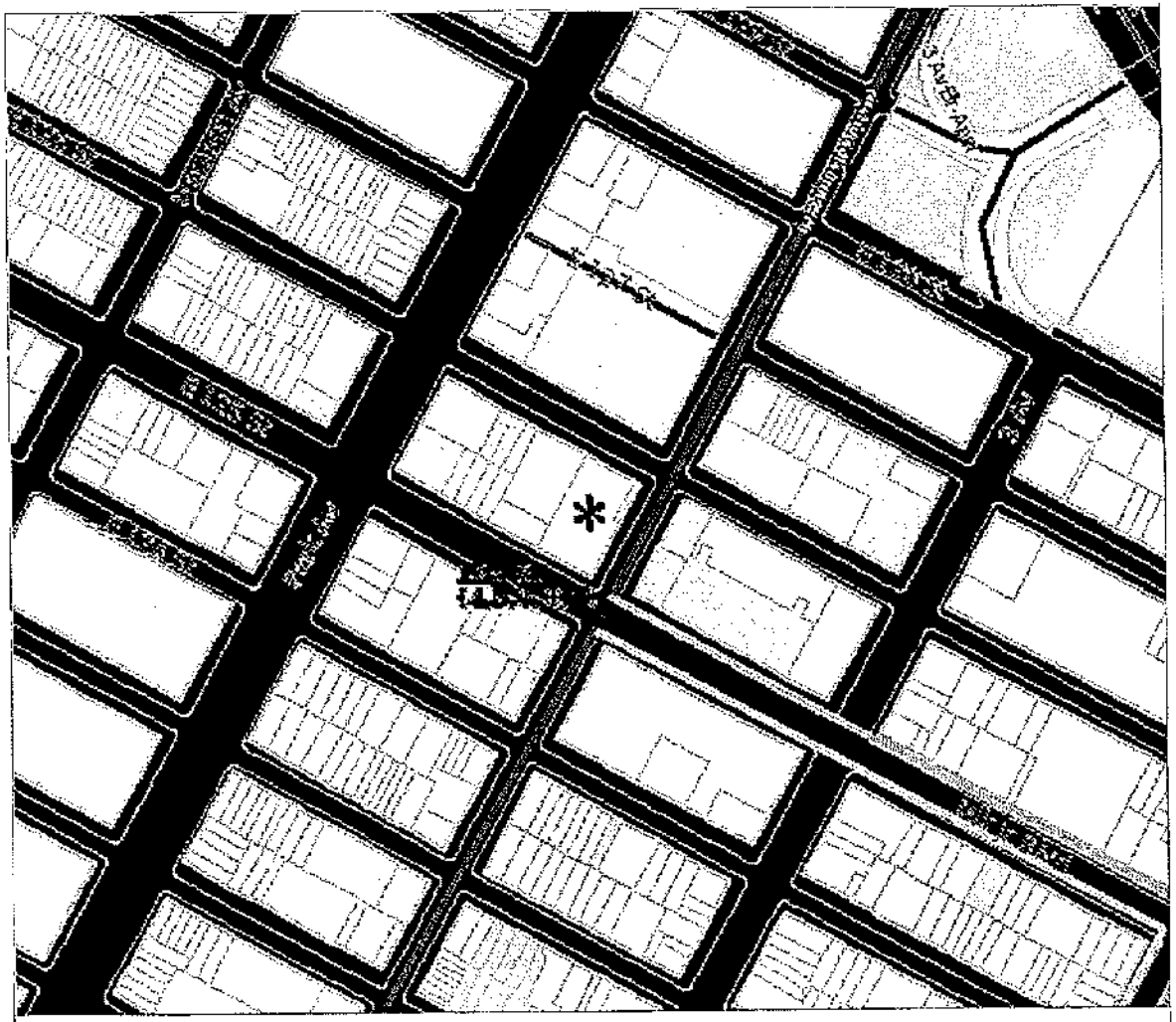
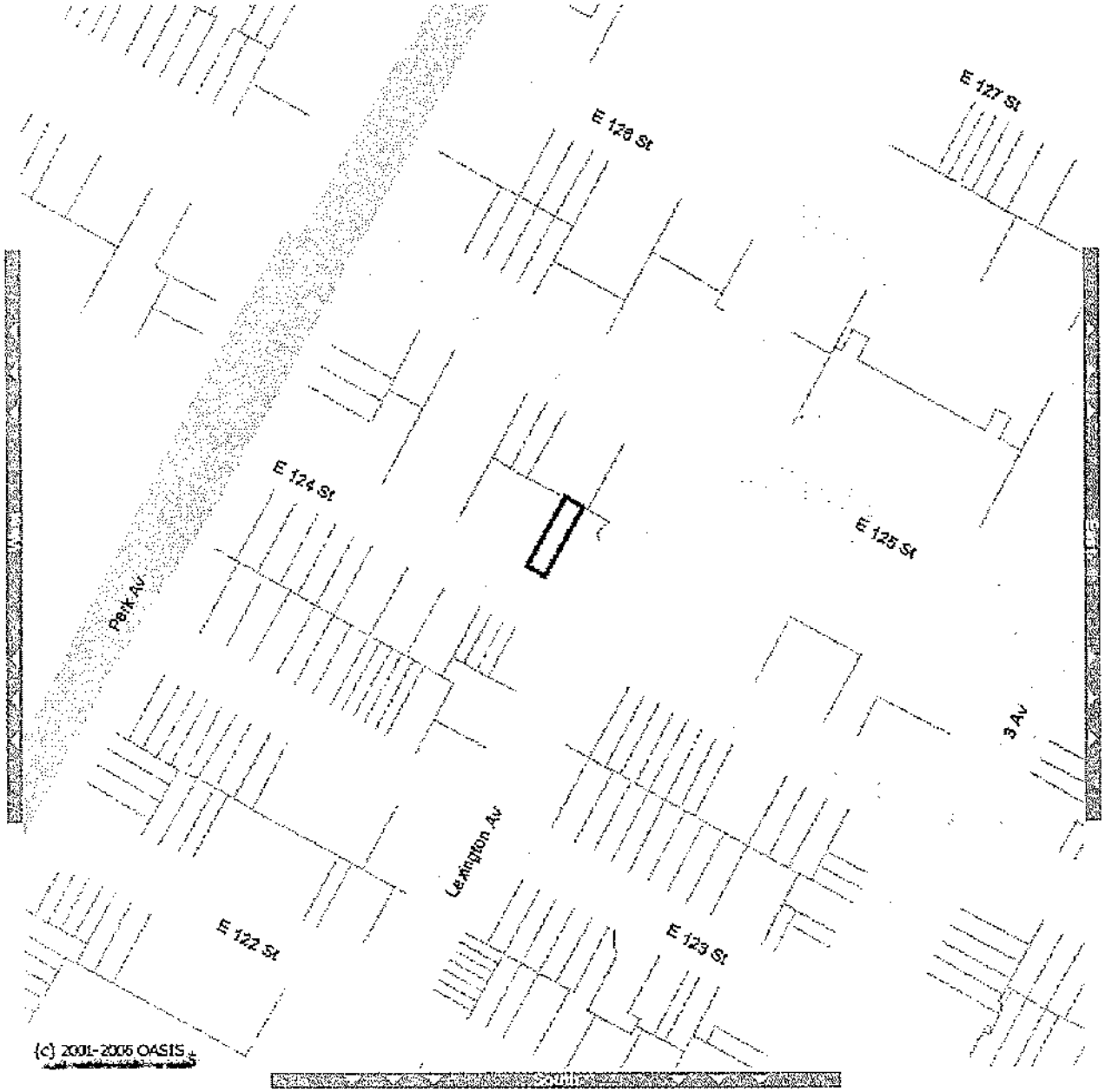


Click on the map to expand!
Link to Google Maps

FEMA Flood Map

Former Automobile Repair Facility



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Redraw Map | Select all layers | Unselect all layers

0.25 miles :Map Width | Zoom To NYC | Zoom To Region

INFORMATION ABOUT THE LOT YOU IDENTIFIED:

Borough: Manhattan **Block:** 1773 **Lot:** 15 **Police Precinct:** 25
Address, ZIP Code: 129 EAST 124 STREET, 10035
Lot Area: 2523 sq. feet **Lot Frontage:** 25 feet **Lot Depth:** 100.92 feet
Number of buildings: 1 **Year built:** 1910 *(Year Built is an estimate)*
Number of floors: 3 **Building Gross Area:** 7194 sq. feet
Residential Units: 0 **Total # of Units:** 1
Landuse: Industrial and Manufacturing
Zoning: C4-4: Commercial
Commercial Overlay: none **Zoning Map #:** 06B
*(**PDF version** of most recent City Planning zoning map & proposed zoning changes for this area.)*
Floor Area Ratio: 2.85 **Max. Allowable Floor Area Ratio:** 3.44
*(FAR may depend on street widths or other characteristics. Contact **City Planning Dept.** for latest information.)*
Owner: FLYNN E. 124, INC.
More building information: NYC Dept. of Buildings
More property information: NYC Dept. of Finance Assessment Roll
More zoning information: CITI Zoning Guide

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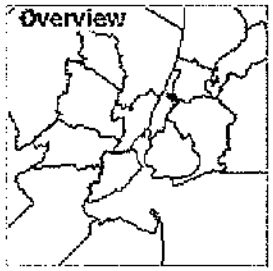

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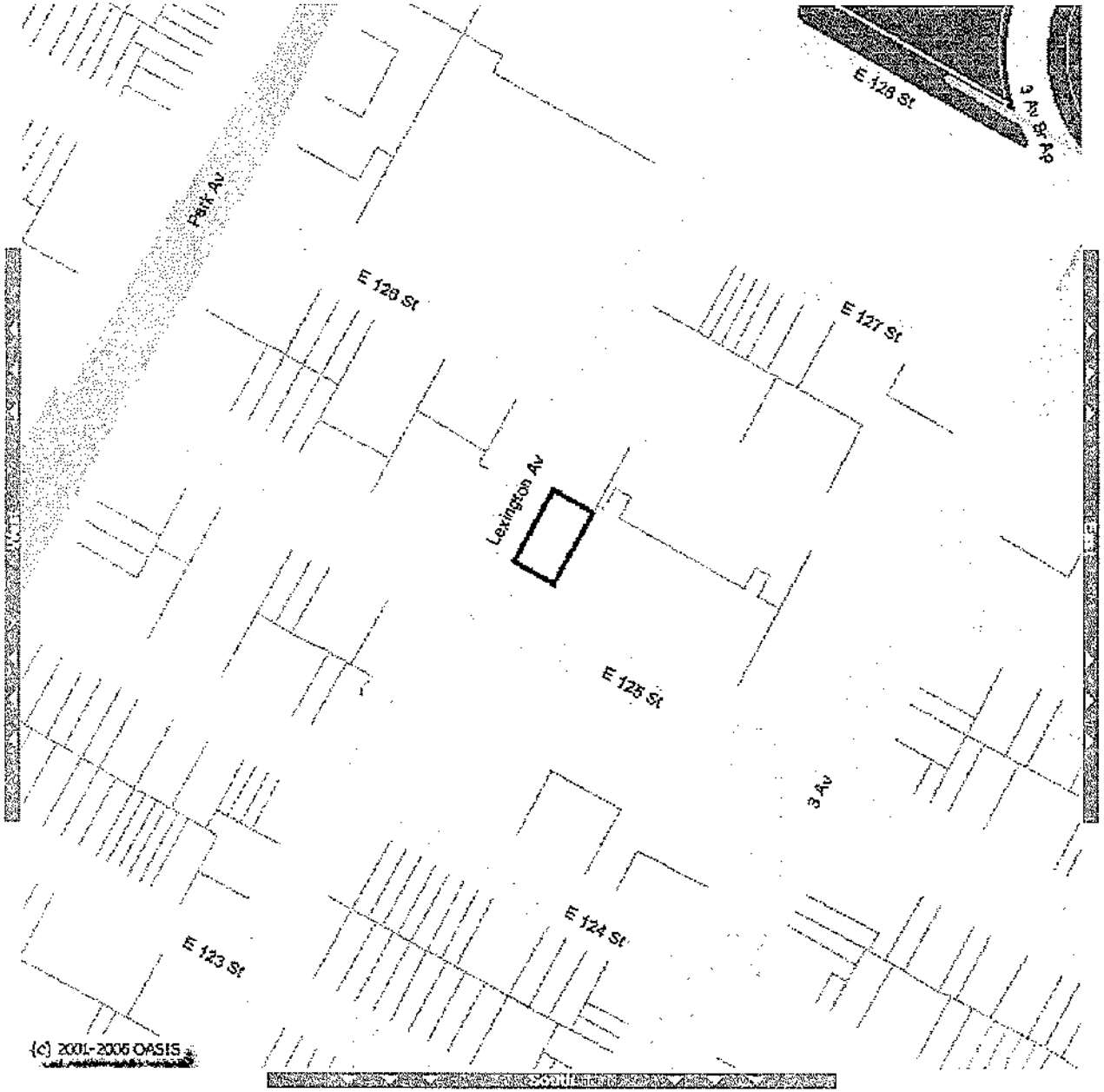
Former Duval Cleaners



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Redraw Map **Select** all layers

Unselect all layers

0.25 miles :**Map Width** Zoom To NYC Zoom To Region

INFORMATION ABOUT THE LOT YOU IDENTIFIED:

Borough: Manhattan **Block:** 1774 **Lot:** 20 **Police Precinct:** 25
Address, ZIP Code: 145 EAST 125 STREET, 10035
Lot Area: 5995 sq. feet **Lot Frontage:** 60 feet **Lot Depth:** 99.92 feet
Number of buildings: 1 **Year built:** 1900
Number of floors: 6 **Building Gross Area:** 35970 sq. feet
Residential Units: 0 **Total # of Units:** 8
Landuse: Commercial and Office Buildings
Zoning: C4-4: Commercial
Commercial Overlay: none **Zoning Map #:**
*(**PDF version** of most recent City Planning zoning map & proposed zoning changes for this area.)*
Floor Area Ratio: 6 **Max. Allowable Floor Area Ratio:** 3.44
*(FAR may depend on street widths or other characteristics. Contact **City Planning Dept.** for latest information.)*
Owner: R.E. BROADWAY REAL ES
More building information: NYC Dept. of Buildings
More property information: NYC Dept. of Finance Assessment Roll
More zoning information: CITI Zoning Guide

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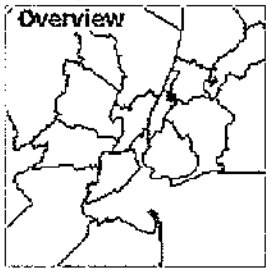

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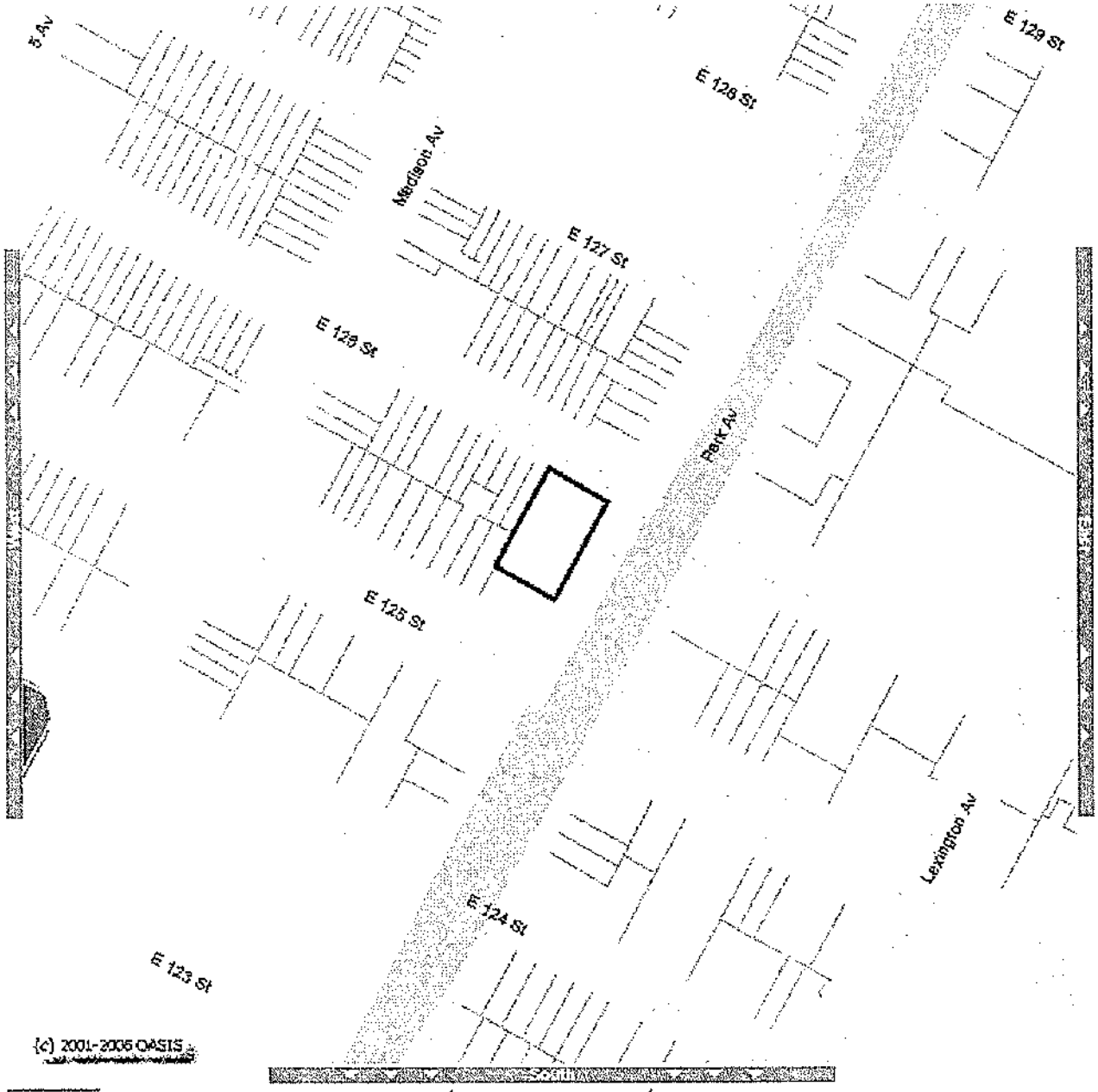
Former Gas Station



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Redraw Map | Select all layers | Unselect all layers

0.26 miles :Map Width | Zoom To NYC | Zoom To Region

INFORMATION ABOUT THE LOT YOU IDENTIFIED:

Borough: Manhattan **Block:** 1750 **Lot:** 40 **Police Precinct:** 25
Address, ZIP Code: 1824 PARK AVENUE, 10035
Lot Area: 13493 sq. feet **Lot Frontage:** 149.92 feet **Lot Depth:** 90 feet
Number of buildings: 1 **Year built:** 1958
Number of floors: 1 **Building Gross Area:** 1798 sq. feet
Residential Units: 0 **Total # of Units:** 1
Landuse: Parking Facilities
Zoning: C4-4: Commercial
Commercial Overlay: none **Zoning Map #:** 06A
*(**PDF version** of most recent City Planning zoning map & proposed zoning changes for this area.)*
Floor Area Ratio: 0.13 **Max. Allowable Floor Area Ratio:** 3.44
*(FAR may depend on street widths or other characteristics. Contact **City Planning Dept.** for latest information.)*
Owner: VERIZON MORTGAGE GROU
More building information: NYC Dept. of Buildings
More property information: NYC Dept. of Finance Assessment Roll
More zoning information: CITI Zoning Guide
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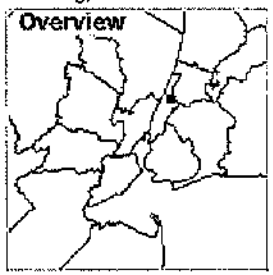

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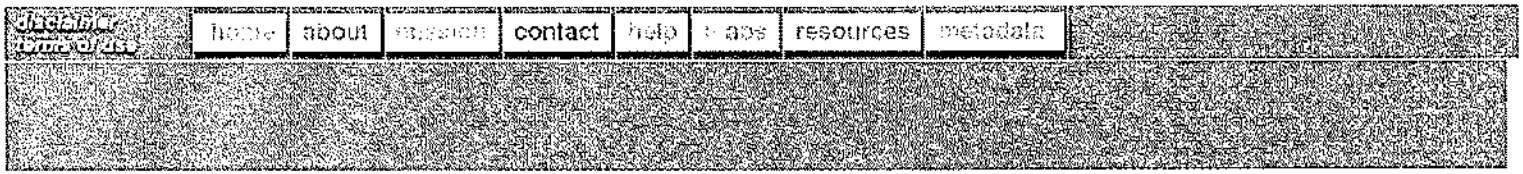

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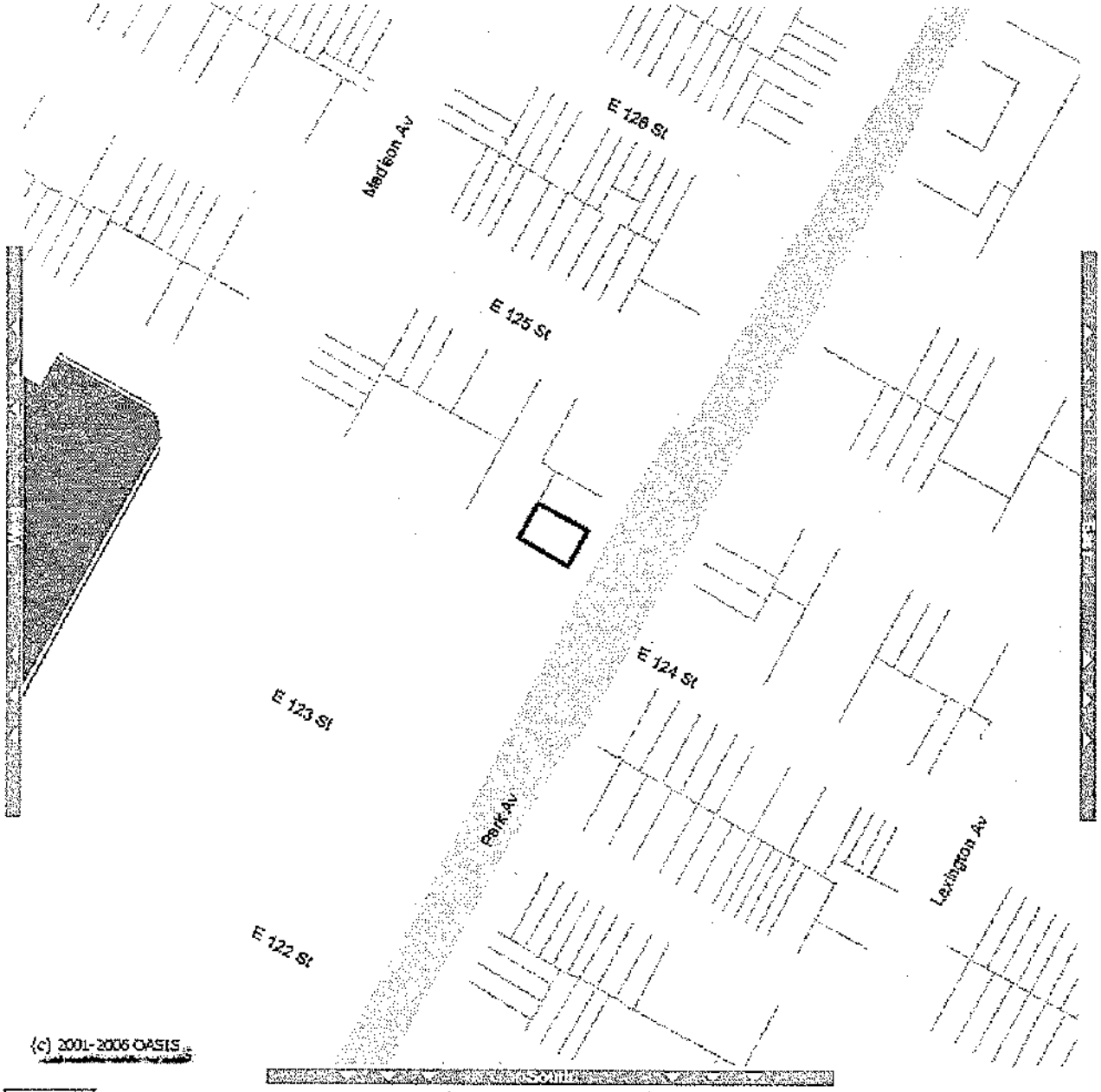

- Golf Courses
- Baseball/Soccer Fields
- Tennis/Basketball Courts & Tracks
- [x] Cemeteries
- [x] Piers
- 1 & 2 Family Residential
- Multi-family Residential
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- Transportation & Parking
- Industrial
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- HEP Acquisition Sites
- HEP Restoration Sites
- [x] Living Memorials to 9-11-2001
- Natural Areas
- Beaches
- [x] Streams, Lakes, Waterbodies
- [x] NJ Lakes
- Forever Wild Sites

zoom in/out Wildlife Refuge
zoom in/out NYS Public Land
zoom in/out Federal Land
zoom in/out Aquifers
zoom in/out Freshwater Wetlands

- Natl. Wetlands Inventory
  - Estuarine
  - Lacustrine
  - Marine
  - Palustrine
  - Riverine

zoom in/out Tidal Wetlands

Redraw Map **Select** all layers

Unselect all layers

0.24 miles :**Map Width** Zoom To NYC | Zoom To Region

INFORMATION ABOUT THE LOT YOU IDENTIFIED:

Borough: Manhattan **Block:** 1749 **Lot:** 33 **Police Precinct:** 25
Address, ZIP Code: 1800 PARK AVENUE, 10035
Lot Area: 3539 sq. feet **Lot Frontage:** 50.92 feet **Lot Depth:** 69.5 feet
Number of buildings: 0 **Year built:** 0
Number of floors: 0 **Building Gross Area:** 0 sq. feet
Residential Units: 0 **Total # of Units:** 0
Landuse: Parking Facilities
Zoning: R7-2: Residential
Commercial Overlay: 0 **Zoning Map #:** 06A
*(**PDF version** of most recent City Planning zoning map & proposed zoning changes for this area.)*
Floor Area Ratio: 0 **Max. Allowable Floor Area Ratio:** 3.44
*(FAR may depend on street widths or other characteristics. Contact **City Planning Dept.** for latest information.)*
Owner: NY COLLEGE PODIATRY
More building information: NYC Dept. of Buildings
More property information: NYC Dept. of Finance Assessment Roll
More zoning information: CITI Zoning Guide

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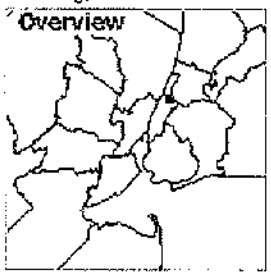

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NYC Department of Buildings

Property Profile Overview

79 EAST 124 STREET

MANHATTAN 10035 BIN# 1803367

Health Area	:	Tax Block	: 1749
Census Tract	:	Tax Lot	: 33
Community Board	: 111	Condo	:
Buildings on Lot	: 0	Vacant	:

View All Addresses... Browse Block View Certificates of Occupancy

DOB Special Place Name:			
DOB Building Remarks:			
Landmark Status:		Special Status:	N/A
Local Law:	NO	Loft Law:	NO
SRO Restricted:	NO	TA Restricted:	NO
UB Restricted:	NO	DOB District:	N/A
Little 'E' Restricted:	NOISE	Grandfathered Sign:	NO
Legal Adult Use:	NO	City Owned:	NO
Historic Block:	1749	Historic Lots:	33
Additional BINs for Building:	NONE		

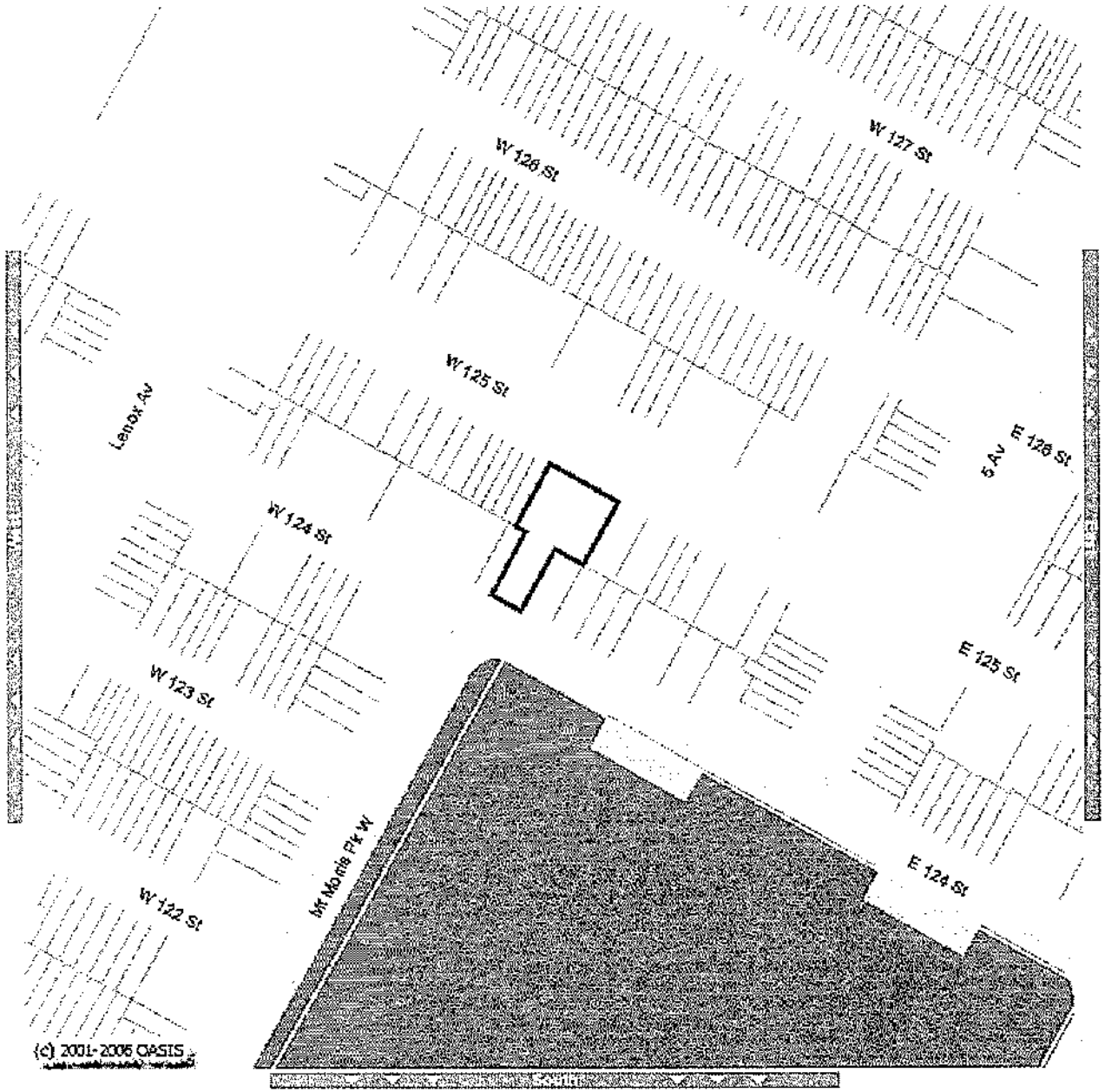
Department of Finance Occupancy Code: G6-GARAGE/GAS STAT'N

Please Note: The Department of Finance's building classification information shows a building's tax status, which may not be the same as the legal use of the structure. To determine the legal use of a structure, research the records of the Department of Buildings.

	Total	Open
Complaints	0	0
Violations-DOB	1	1
Violations-ECB	0	0

Elevator Records
Electrical Applications
Permits In-Process / Issued
Illuminated Signs Annual Permits

Con Ed Sub-station



- Golf Courses
- Baseball/Soccer Fields
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- [x] Cemeteries
- [x] Piers
- 1 & 2 Family Residential
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Natural Areas

- Greening for Breathing Trees
- HEP Acquisition Sites
- HEP Restoration Sites
- [x] Living Memorials to 9-11-2001
- Natural Areas
- Beaches
- [x] Streams, Lakes, Waterbodies
- [x] NJ Lakes
- Forever Wild Sites

zoom in/out Wildlife Refuge
zoom in/out NYS Public Land
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  - Marine
  - Palustrine
  - Riverine

zoom in/out Tidal Wetlands

Redraw Map **Select** all layers

Unselect all layers

0.26 miles :**Map Width** Zoom To NYC | Zoom To Region

INFORMATION ABOUT THE LOT YOU IDENTIFIED:

Borough: Manhattan **Block:** 1722 **Lot:** 51 **Police Precinct:** 28
Address, ZIP Code: 32 WEST 125 STREET, 10027
Lot Area: 0 sq. feet **Lot Frontage:** 104.17 feet **Lot Depth:** 201.83 feet
Number of buildings: 1 **Year built:** 0
Number of floors: 2 **Building Gross Area:** 0 sq. feet
Residential Units: 0 **Total # of Units:** 0
Landuse: Transportation and Utility
Zoning: C4-4: Commercial
Commercial Overlay: none **Zoning Map #:**
*(**PDF version** of most recent City Planning zoning map & proposed zoning changes for this area.)*
Floor Area Ratio: 0 **Max. Allowable Floor Area Ratio:** 3.44
*(FAR may depend on street widths or other characteristics. Contact **City Planning Dept.** for latest information.)*
Owner: CON EDISON
More building information: NYC Dept. of Buildings
More property information: NYC Dept. of Finance Assessment Roll
More zoning information: CITI Zoning Guide

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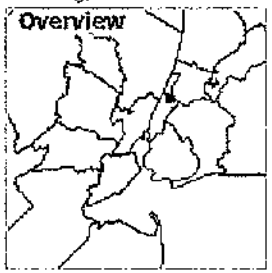

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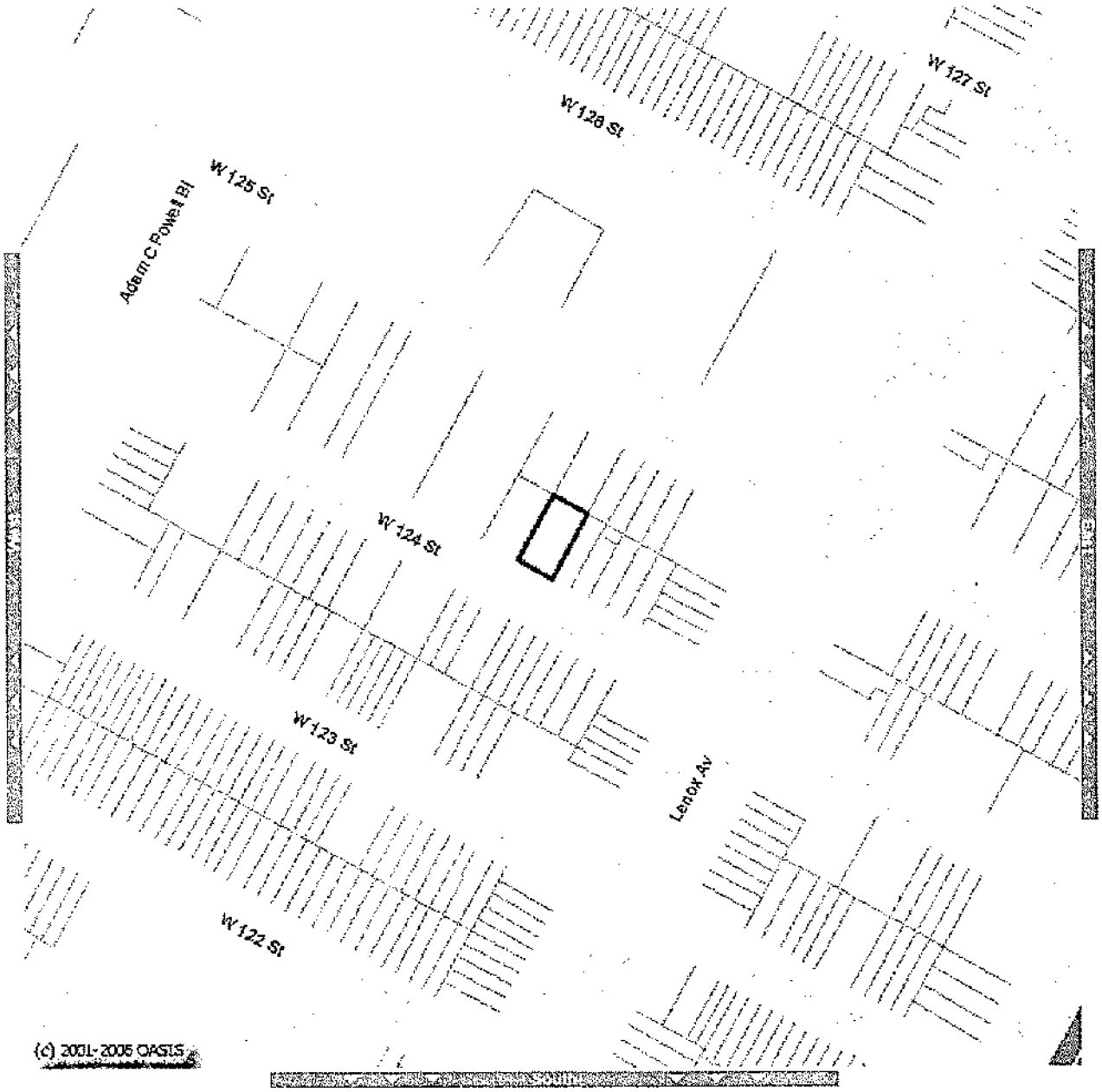

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zoom in/out Federal Land
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zoom in/out Freshwater Wetlands

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  - Marine
  - Palustrine
  - Riverine

zoom in/out Tidal Wetlands

Redraw Map **Select** all layers

Unselect all layers

0.25 miles :**Map Width** Zoom To NYC | Zoom To Region

INFORMATION ABOUT THE LOT YOU IDENTIFIED:

Borough: Manhattan **Block:** 1909 **Lot:** 22 **Police Precinct:** 28
Address, ZIP Code: 119 WEST 124 STREET, 10027
Lot Area: 5046 sq. feet **Lot Frontage:** 50 feet **Lot Depth:** 100.92 feet
Number of buildings: 1 **Year built:** 2003
Number of floors: 6 **Building Gross Area:** 27000 sq. feet
Residential Units: 0 **Total # of Units:** 1
Landuse: Public Facilities and Institutions
Zoning: C4-4: Commercial
Commercial Overlay: none **Zoning Map #:** 06A
*(**PDF version** of most recent City Planning zoning map & proposed zoning changes for this area.)*
Floor Area Ratio: 5.35 **Max. Allowable Floor Area Ratio:** 3.44
*(FAR may depend on street widths or other characteristics. Contact **City Planning Dept.** for latest information.)*
Owner: AFFILIATED SERV &RESO
More building information: NYC Dept. of Buildings
More property information: NYC Dept. of Finance Assessment Roll
More zoning information: CITI Zoning Guide

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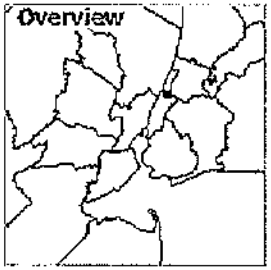

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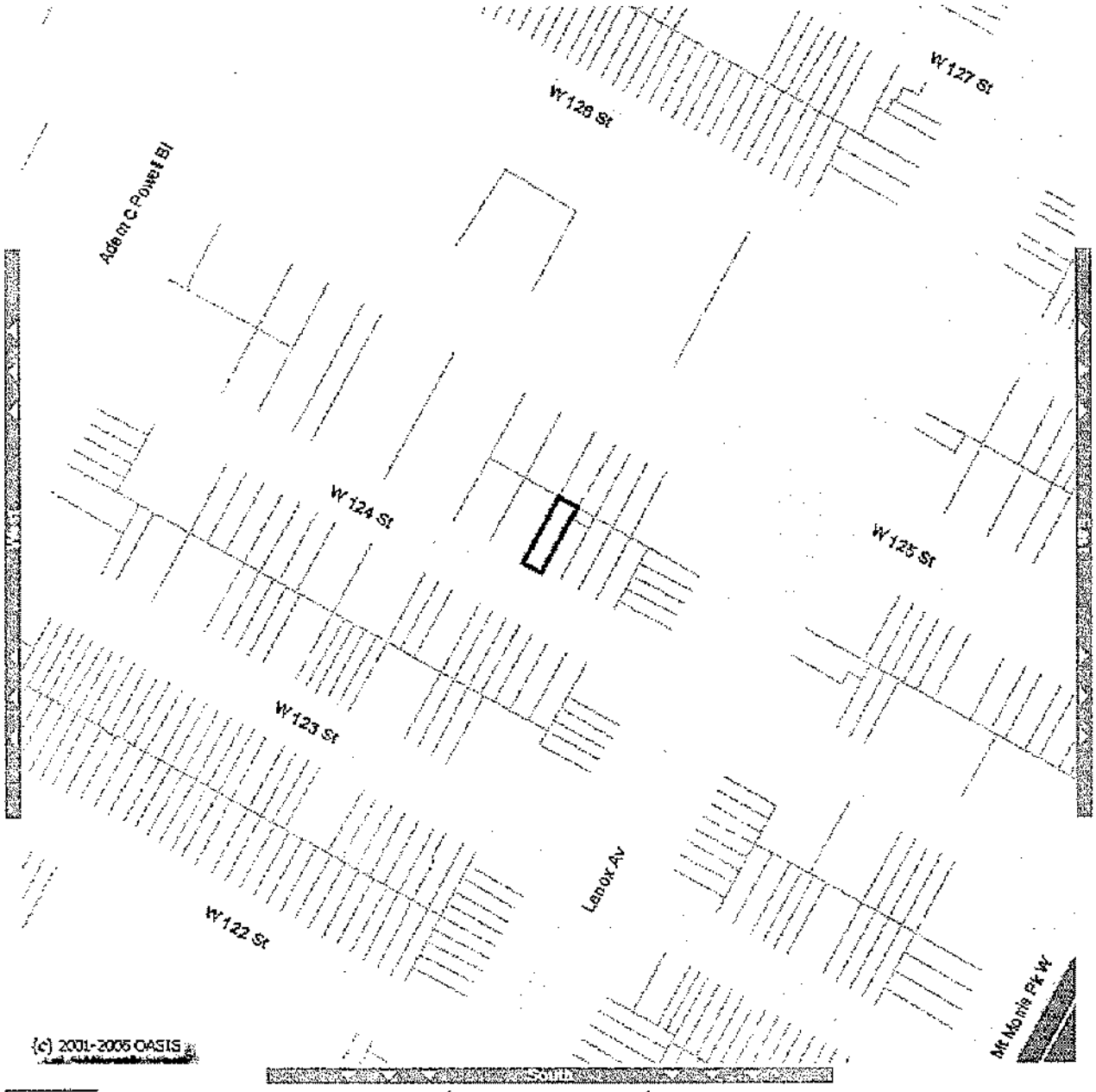
Former Auto Junk Yard



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- [x] Piers
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- Industrial
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Natural Areas

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- HEP Acquisition Sites
- HEP Restoration Sites
- [x] Living Memorials to 9-11-2001
- Natural Areas
- Beaches
- [x] Streams, Lakes, Waterbodies
- [x] NJ Lakes
- Forever Wild Sites

zoom in/out Wildlife Refuge
zoom in/out NYS Public Land
zoom in/out Federal Land
zoom in/out Aquifers
zoom in/out Freshwater Wetlands

- Natl. Wetlands Inventory
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  - Lacustrine
  - Marine
  - Palustrine
  - Riverine

zoom in/out Tidal Wetlands

Redraw Map **Select** all layers

Unselect all layers

0.24 miles :**Map Width** Zoom To NYC | Zoom To Region

INFORMATION ABOUT THE LOT YOU IDENTIFIED:

Borough: Manhattan **Block:** 1909 **Lot:** 24 **Police Precinct:** 28
Address, ZIP Code: 117 WEST 124 STREET, 10027
Lot Area: 2523 sq. feet **Lot Frontage:** 25 feet **Lot Depth:** 100.92 feet
Number of buildings: 1 **Year built:** 1930 *(Year Built is an estimate)*
Number of floors: 1 **Building Gross Area:** 225 sq. feet
Residential Units: 0 **Total # of Units:** 1
Landuse: Parking Facilities
Zoning: C4-4: Commercial
Commercial Overlay: none **Zoning Map #:** 06A
*(**PDF version** of most recent City Planning zoning map & proposed zoning changes for this area.)*
Floor Area Ratio: 0.09 **Max. Allowable Floor Area Ratio:** 3.44
*(FAR may depend on street widths or other characteristics. Contact **City Planning Dept.** for latest information.)*
Owner: MAXINE P LYNN
More building information: NYC Dept. of Buildings
More property information: NYC Dept. of Finance Assessment Roll
More zoning information: CITI Zoning Guide

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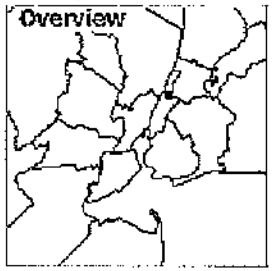

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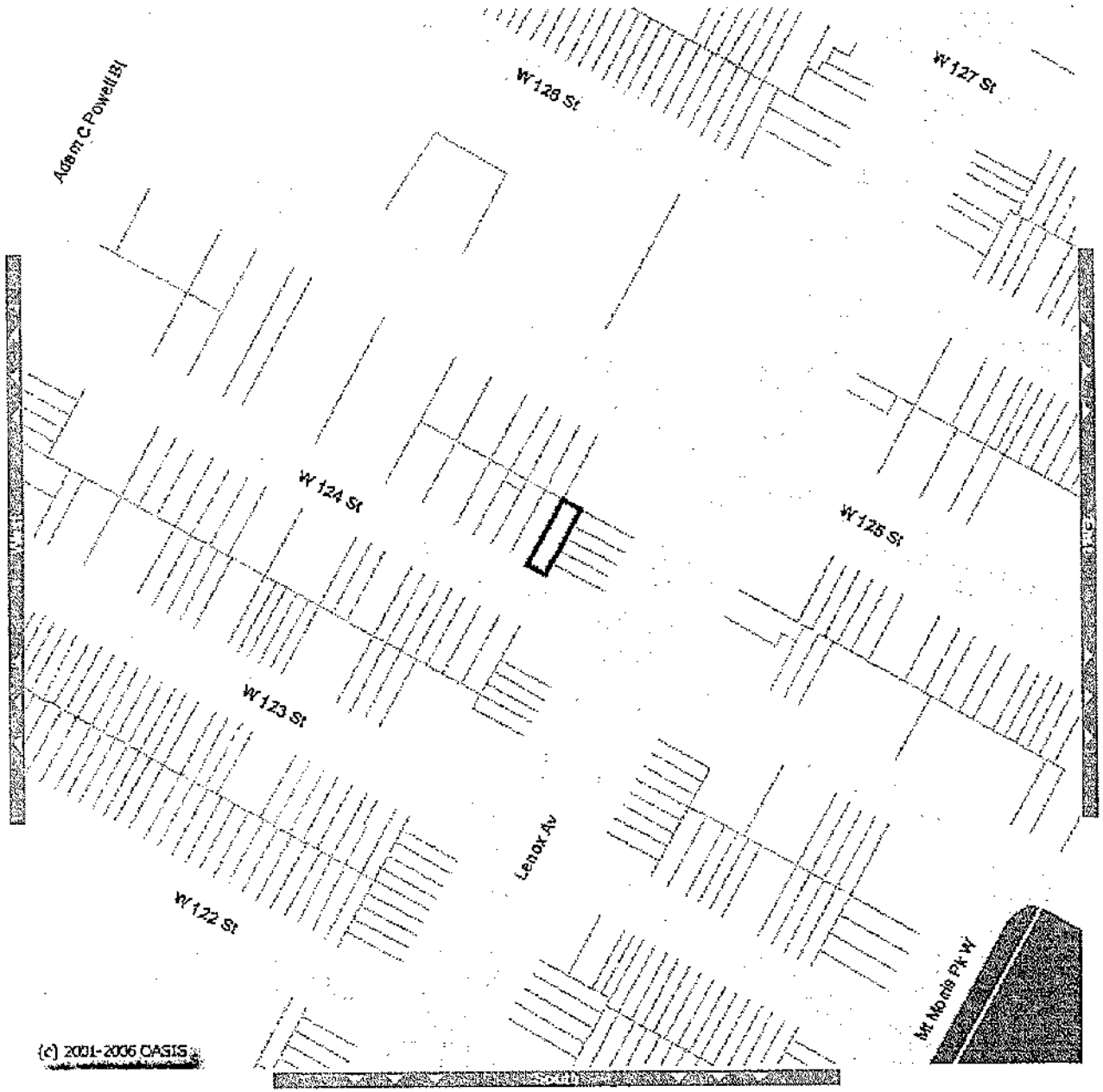

- Golf Courses
- Baseball/Soccer Fields
- Tennis/Basketball Courts & Tracks
- [x] Cemeteries
- [x] Piers
- 1 & 2 Family Residential
- Multi-family Residential
- Mixed Use
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- Industrial
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Natural Areas

- Greening for Breathing Trees
- HEP Acquisition Sites
- HEP Restoration Sites
- [x] Living Memorials to 9-11-2001
- Natural Areas
- Beaches
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- [x] NJ Lakes
- Forever Wild Sites

zoom in/out Wildlife Refuge
zoom in/out NYS Public Land
zoom in/out Federal Land
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zoom in/out Freshwater Wetlands

- Natl. Wetlands Inventory
  - Estuarine
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zoom in/out Tidal Wetlands

Redraw Map **Select** all layers

Unselect all layers

0.24 miles :**Map Width** Zoom To NYC | Zoom To Region

INFORMATION ABOUT THE LOT YOU IDENTIFIED:

Borough: Manhattan **Block:** 1909 **Lot:** 28 **Police Precinct:** 28
Address, ZIP Code: 107 WEST 124 STREET, 10027
Lot Area: 2523 sq. feet **Lot Frontage:** 25 feet **Lot Depth:** 100.92 feet
Number of buildings: 0 **Year built:** 0
Number of floors: 0 **Building Gross Area:** 0 sq. feet
Residential Units: 0 **Total # of Units:** 0
Landuse: Vacant Land
Zoning: C4-4: Commercial
Commercial Overlay: none **Zoning Map #:** 06A
*(**PDF version** of most recent City Planning zoning map & proposed zoning changes for this area.)*
Floor Area Ratio: 0 **Max. Allowable Floor Area Ratio:** 3.44
*(FAR may depend on street widths or other characteristics. Contact **City Planning Dept.** for latest information.)*
Owner: 125TH & LENOX LLC
More building information: NYC Dept. of Buildings
More property information: NYC Dept. of Finance Assessment Roll
More zoning information: CITI Zoning Guide
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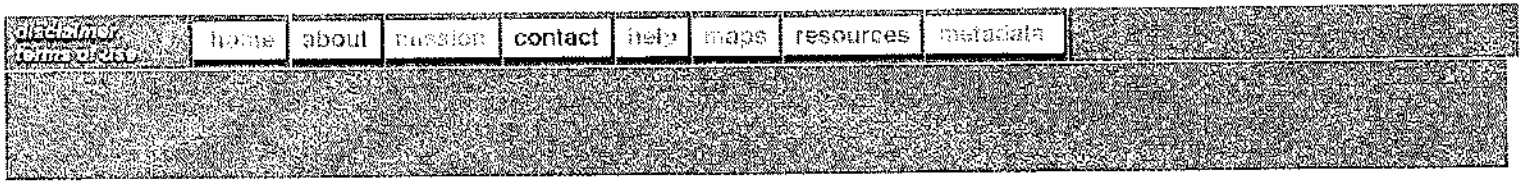
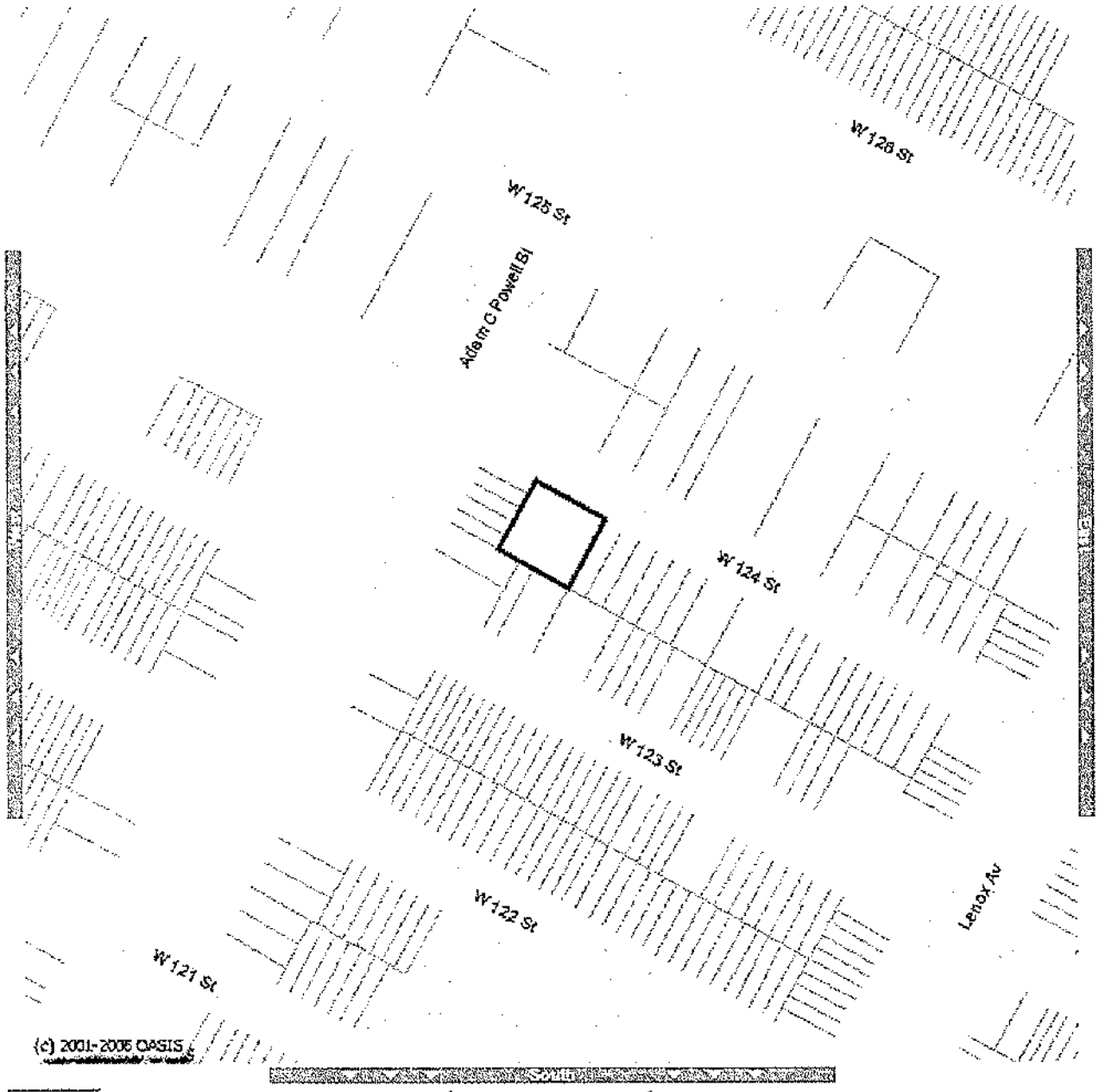


Auto Garage w/ gasoline USTs



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  - Riverine

zoom in/out Tidal Wetlands

Redraw Map **Select** all layers

Unselect all layers

0.25 miles :**Map Width** Zoom To NYC | Zoom To Region

INFORMATION ABOUT THE LOT YOU IDENTIFIED:

Borough: Manhattan **Block:** 1908 **Lot:** 60 **Police Precinct:** 28
Address, ZIP Code: 154 WEST 124 STREET, 10027
Lot Area: 10092 sq. feet **Lot Frontage:** 100 feet **Lot Depth:** 100.92 feet
Number of buildings: 1 **Year built:** 1910 *(Year Built is an estimate)*
Number of floors: 4 **Building Gross Area:** 37600 sq. feet
Residential Units: 0 **Total # of Units:** 1
Landuse: Parking Facilities
Zoning: C4-4: Commercial
Commercial Overlay: none **Zoning Map #:** 06A
*(**PDF version** of most recent City Planning zoning map & proposed zoning changes for this area.)*
Floor Area Ratio: 3.73 **Max. Allowable Floor Area Ratio:** 3.44
*(FAR may depend on street widths or other characteristics. Contact **City Planning Dept.** for latest information.)*
Owner: NEXGEN REALTY CORP.
More building information: NYC Dept. of Buildings
More property information: NYC Dept. of Finance Assessment Roll
More zoning information: CITI Zoning Guide

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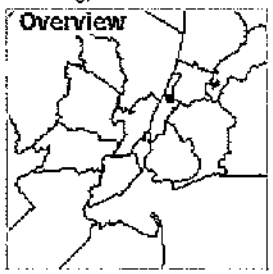

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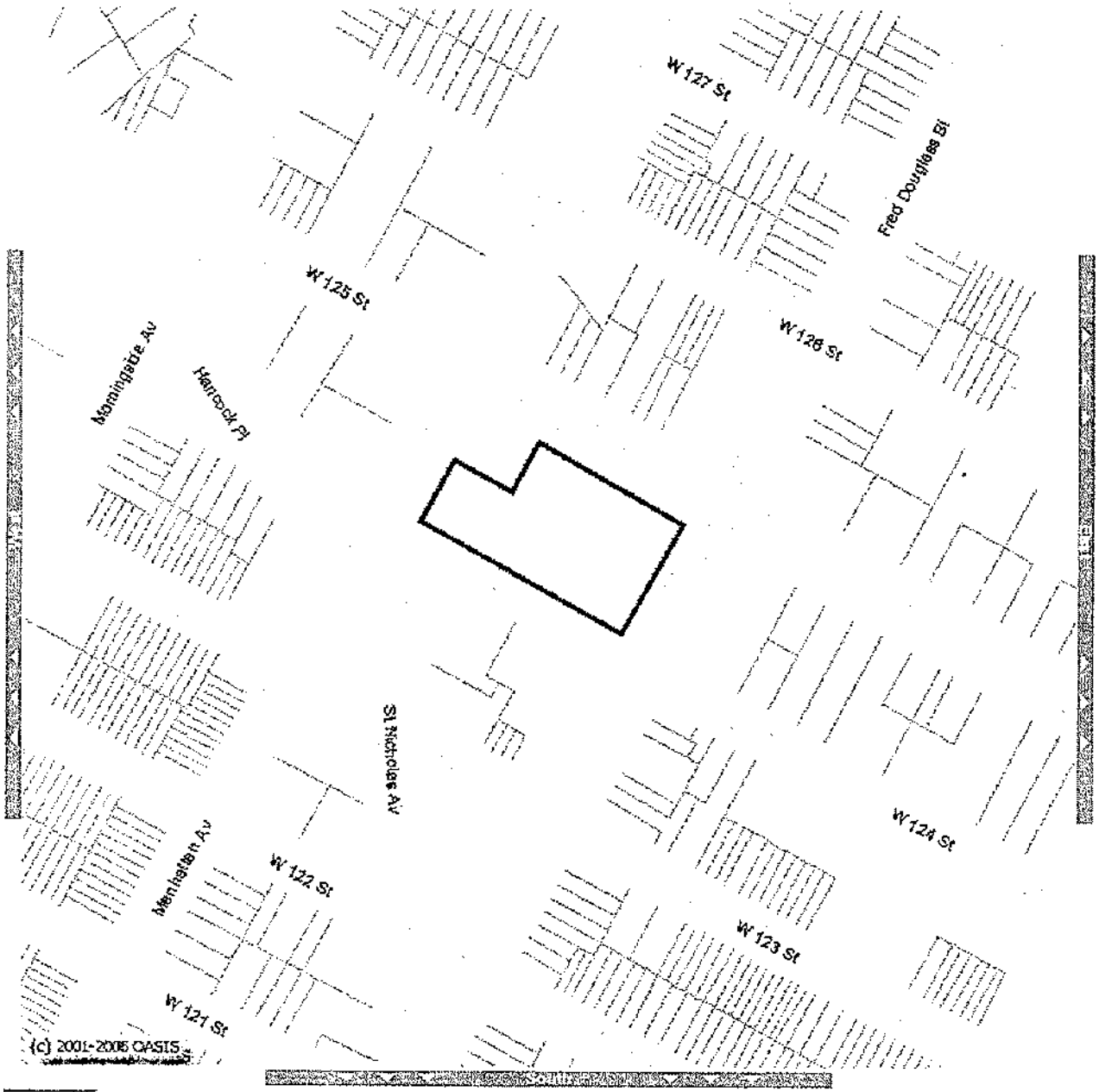
Former Gas Station



- [ ] Golf Courses
- [ ] Baseball/Soccer Fields
- [ ] Tennis/Basketball Courts & Tracks
- [x] Cemeteries
- [x] Piers
- [ ] 1 & 2 Family Residential
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zoom in/out Freshwater Wetlands

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Estuarine, Lacustrine, Marine, Palustrine, Riverine

zoom in/out Tidal Wetlands

Redraw Map **Select** all layers

Unselect all layers

0.30 miles :**Map Width** Zoom To NYC | Zoom To Region

INFORMATION ABOUT THE LOT YOU IDENTIFIED:

Borough: Manhattan **Block:** 1951 **Lot:** 22 **Police Precinct:** 28
Address, ZIP Code: 280 ST NICHOLAS AVENUE, 10027
Lot Area: 61660 sq. feet **Lot Frontage:** 250 feet **Lot Depth:** 201.91 feet
Number of buildings: 1 **Year built:** 1998
Number of floors: 4 **Building Gross Area:** 310000 sq. feet
Residential Units: 0 **Total # of Units:** 15
Landuse: Commercial and Office Buildings
Zoning: C4-5: Commercial
Commercial Overlay: none **Zoning Map #:** 06A
*(**PDF version** of most recent City Planning zoning map & proposed zoning changes for this area.)*
Floor Area Ratio: 5.03 **Max. Allowable Floor Area Ratio:** 3.44
*(FAR may depend on street widths or other characteristics. Contact **City Planning Dept.** for latest information.)*
Owner: COMMONWEALTH LOCAL DE
More building information: NYC Dept. of Buildings
More property information: NYC Dept. of Finance Assessment Roll
More zoning information: CITI Zoning Guide

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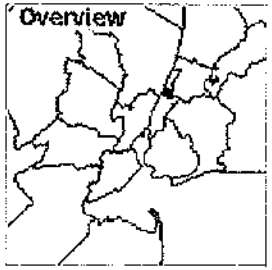

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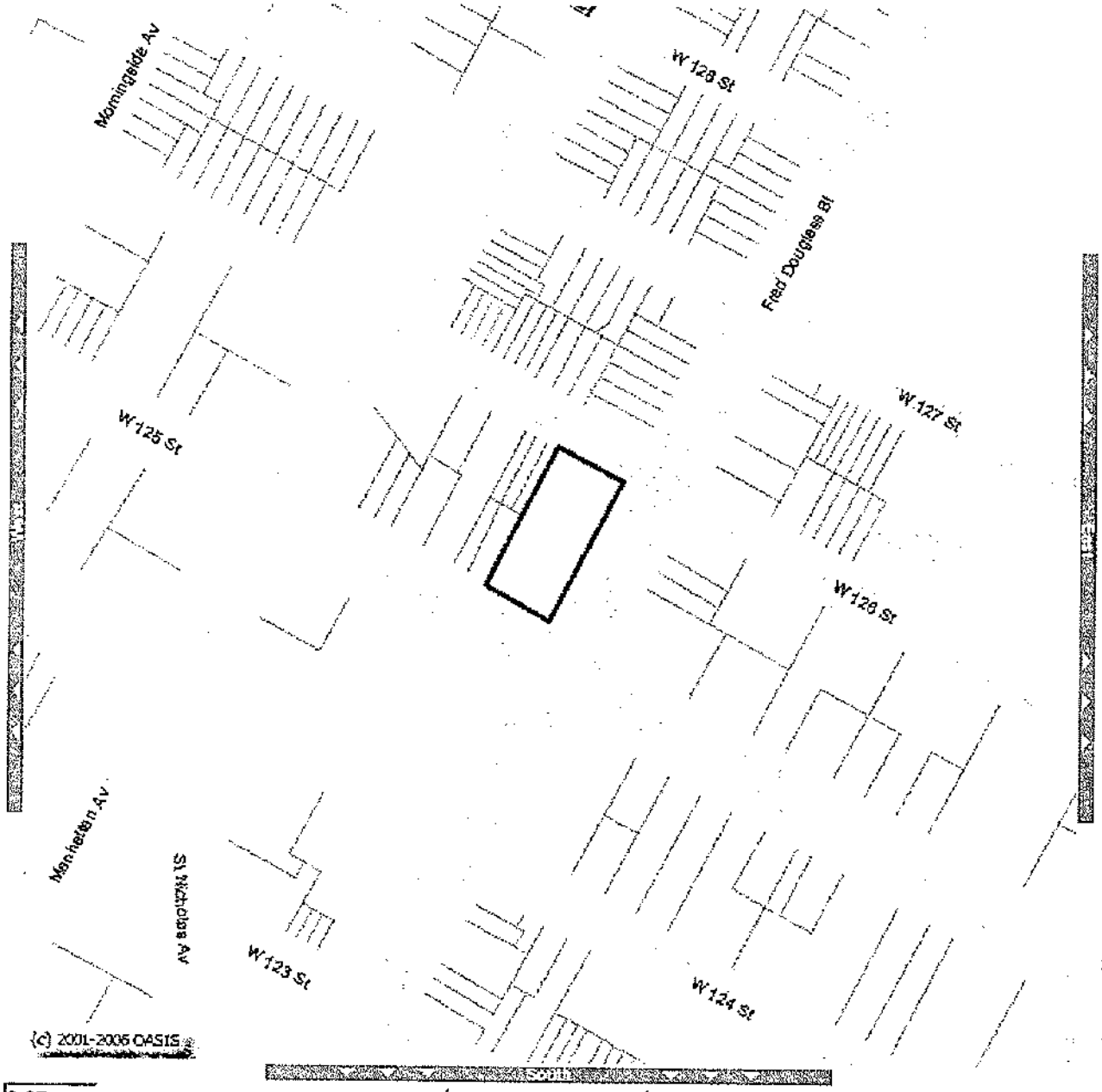
Former Super Brite Cleaners



0.27 miles :**Map Width** Zoom To NYC | Zoom To Region

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- ☑ Cemeteries
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- ☐ ☐ Natural Areas
- ☐ Beaches
- ☑ ☐ Streams, Lakes, Waterbodies
- ☑ NJ Lakes
- ☐ ☐ Forever Wild Sites

zoom in/out Wildlife Refuge
zoom in/out NYS Public Land
zoom in/out Federal Land
zoom in/out Aquifers
zoom in/out Freshwater Wetlands

☐ Natl. Wetlands Inventory

Estuarine, Lacustrine, Marine, Palustrine, Riverine

zoom in/out Tidal Wetlands

Redraw Map **Select** all layers

Unselect all layers

INFORMATION ABOUT THE LOT YOU IDENTIFIED:

Borough: Manhattan **Block:** 1952 **Lot:** 29 **Police Precinct:** 28
Address, ZIP Code: 2329 FRED DOUGLASS BLVD, 10027
Lot Area: 19983 sq. feet **Lot Frontage:** 199.83 feet **Lot Depth:** 100 feet
Number of buildings: 12 **Year built:** 1900 *(Year Built is an estimate)*
Number of floors: 5 **Building Gross Area:** 46167 sq. feet
Residential Units: 0 **Total # of Units:** 38
Landuse: Commercial and Office Buildings
Zoning: C4-4: Commercial
Commercial Overlay: none **Zoning Map #:**
*(**PDF version** of most recent City Planning zoning map & proposed zoning changes for this area.)*
Floor Area Ratio: 2.31 **Max. Allowable Floor Area Ratio:** 3.44
*(FAR may depend on street widths or other characteristics. Contact **City Planning Dept.** for latest information.)*
Owner: MPL 301-303 LLC
More building information: NYC Dept. of Buildings
More property information: NYC Dept. of Finance Assessment Roll
More zoning information: CITI Zoning Guide

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Shell Gas Station



0.24 miles :Map Width | Zoom To NYC | Zoom To Region

- Golf Courses
- Baseball/Soccer Fields
- Tennis/Basketball Courts & Tracks
- [x] Cemeteries
- [x] Piers
- 1 & 2 Family Residential
- Multi-family Residential
- Mixed Use
- Commercial
- Institutions
- Transportation & Parking
- Industrial
- Vacant Lots

Natural Areas

- Greening for Breathing Trees
- HEP Acquisition Sites
- HEP Restoration Sites
- [x] Living Memorials to 9-11-2001
- Natural Areas
- Beaches
- [x] Streams, Lakes, Waterbodies
- [x] NJ Lakes
- Forever Wild Sites

zoom in/out Wildlife Refuge
zoom in/out NYS Public Land
zoom in/out Federal Land
zoom in/out Aquifers
zoom in/out Freshwater Wetlands

- Natl. Wetlands Inventory
  - Estuarine
  - Lacustrine
  - Marine
  - Palustrine
  - Riverine

zoom in/out Tidal Wetlands

Redraw Map **Select** all layers

Unselect all layers

INFORMATION ABOUT THE LOT YOU IDENTIFIED:

Borough: Manhattan **Block:** 1951 **Lot:** 1 **Police Precinct:** 26
Address, ZIP Code: 124 MORNINGSIDE AVENUE, 10027
Lot Area: 1260 sq. feet **Lot Frontage:** 36.83 feet **Lot Depth:** 70.92 feet
Number of buildings: 1 **Year built:** 2002
Number of floors: 1 **Building Gross Area:** 345 sq. feet
Residential Units: 0 **Total # of Units:** 1
Landuse: Transportation and Utility
Zoning: R7-2: Residential
Commercial Overlay: 345 **Zoning Map #:** 06A
*(**PDF version** of most recent City Planning zoning map & proposed zoning changes for this area.)*
Floor Area Ratio: 0.27 **Max. Allowable Floor Area Ratio:** 3.44
*(FAR may depend on street widths or other characteristics. Contact **City Planning Dept.** for latest information.)*
Owner: 117 MORNINGSIDE AVE.C
More building information: NYC Dept. of Buildings
More property information: NYC Dept. of Finance Assessment Roll
More zoning information: CITI Zoning Guide

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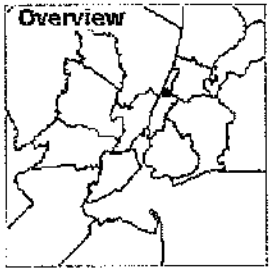

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Auto Repair Facility



- Golf Courses
- Baseball/Soccer Fields
- Tennis/Basketball Courts & Tracks
- [x] Cemeteries
- [x] Piers
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- [x] NJ Lakes
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  - Marine
  - Palustrine
  - Riverine

zoom in/out Tidal Wetlands

Redraw Map **Select** all layers

Unselect all layers

0.25 miles :**Map Width** Zoom To NYC | Zoom To Region

INFORMATION ABOUT THE LOT YOU IDENTIFIED:

Borough: Manhattan **Block:** 1966 **Lot:** 78 **Police Precinct:** 26
Address, ZIP Code: 412 WEST 126 STREET, 10027
Lot Area: 5016 sq. feet **Lot Frontage:** 51 feet **Lot Depth:** 100 feet
Number of buildings: 1 **Year built:** 1925
Number of floors: 1 **Building Gross Area:** 5016 sq. feet
Residential Units: 0 **Total # of Units:** 1
Landuse: Parking Facilities
Zoning: R7-2: Residential
Commercial Overlay: none **Zoning Map #:** 06A
*(**PDF version** of most recent City Planning zoning map & proposed zoning changes for this area.)*
Floor Area Ratio: 1 **Max. Allowable Floor Area Ratio:** 3.44
*(FAR may depend on street widths or other characteristics. Contact **City Planning Dept.** for latest information.)*
Owner: AUTORAMA, LLC
More building information: NYC Dept. of Buildings
More property information: NYC Dept. of Finance Assessment Roll
More zoning information: CITI Zoning Guide
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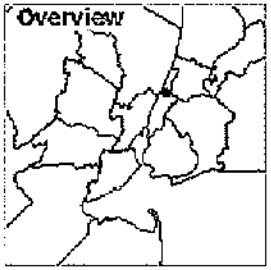

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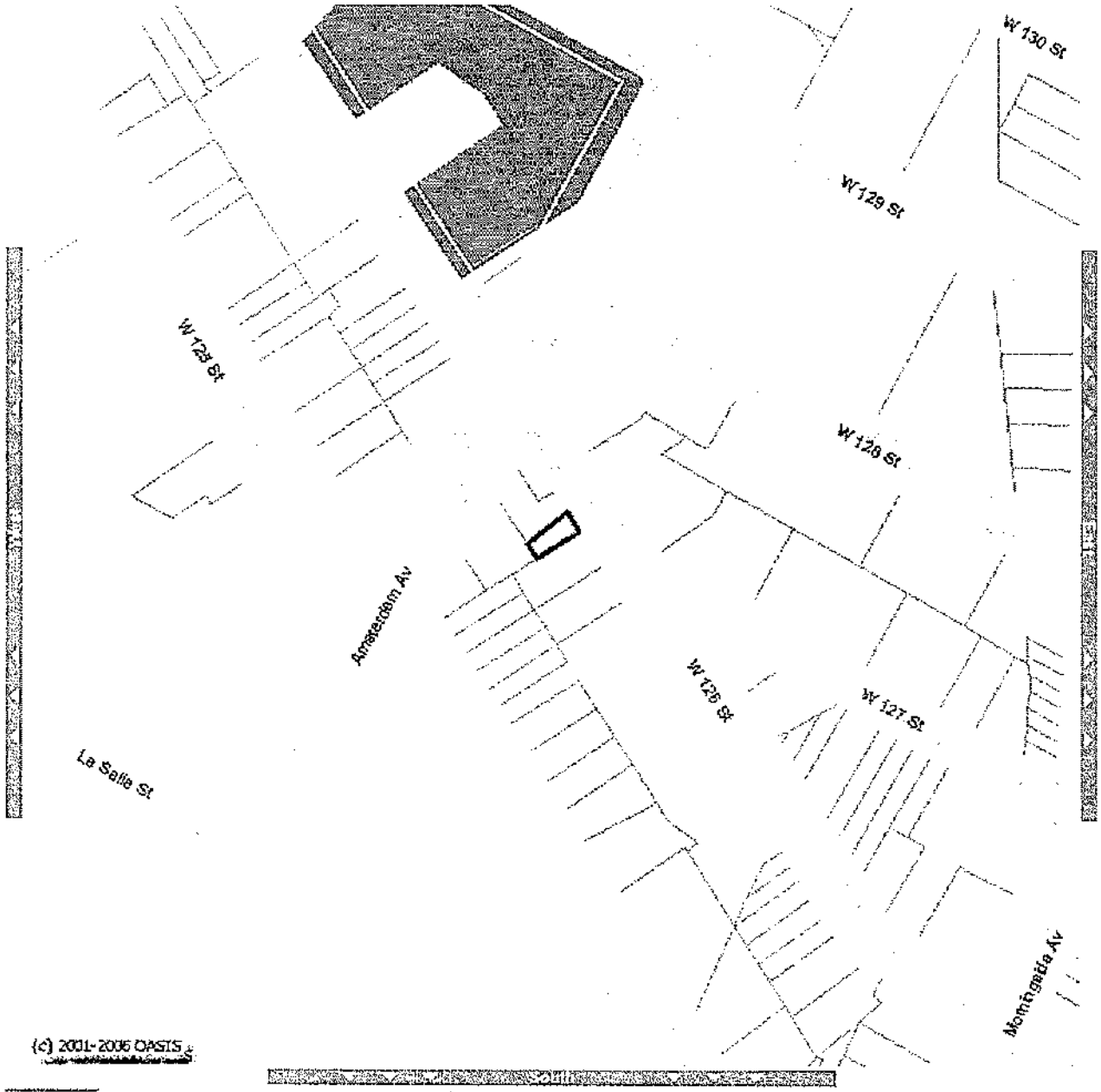
P10 N Auto Radiator



- Golf Courses
- Baseball/Soccer Fields
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- Cemeteries
- Piers
- 1 & 2 Family Residential
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- Mixed Use
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zoom in/out Aquifers
zoom in/out Freshwater Wetlands

- Natl. Wetlands Inventory
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  - Lacustrine
  - Marine
  - Palustrine
  - Riverine

zoom in/out Tidal Wetlands

Redraw Map **Select** all layers

Unselect all layers

0.24 miles :**Map Width** Zoom To NYC Zoom To Region

INFORMATION ABOUT THE LOT YOU IDENTIFIED:

Borough: Manhattan **Block:** 1966 **Lot:** 106 **Police Precinct:** 26
Address, ZIP Code: 468 WEST 126 STREET, 10027
Lot Area: 1512 sq. feet **Lot Frontage:** 28 feet **Lot Depth:** 63.17 feet
Number of buildings: 1 **Year built:** 1926 *(Year Built is an estimate)*
Number of floors: 2 **Building Gross Area:** 2840 sq. feet
Residential Units: 0 **Total # of Units:** 1
Landuse: Transportation and Utility
Zoning: M1-1: Manufacturing
Commercial Overlay: none **Zoning Map #:** 06A
*(**PDF version** of most recent City Planning zoning map & proposed zoning changes for this area.)*
Floor Area Ratio: 1.88 **Max. Allowable Floor Area Ratio:** 1
*(FAR may depend on street widths or other characteristics. Contact **City Planning Dept.** for latest information.)*
Owner: SANITATION
More building information: NYC Dept. of Buildings
More property information: NYC Dept. of Finance Assessment Roll
More zoning information: CITI Zoning Guide

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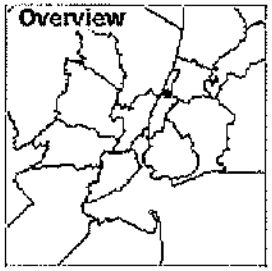

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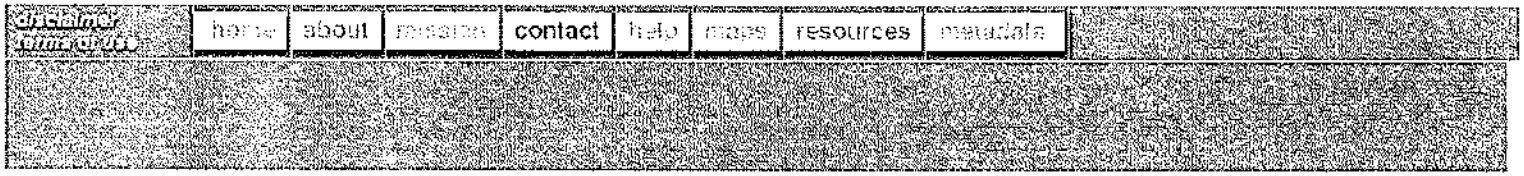

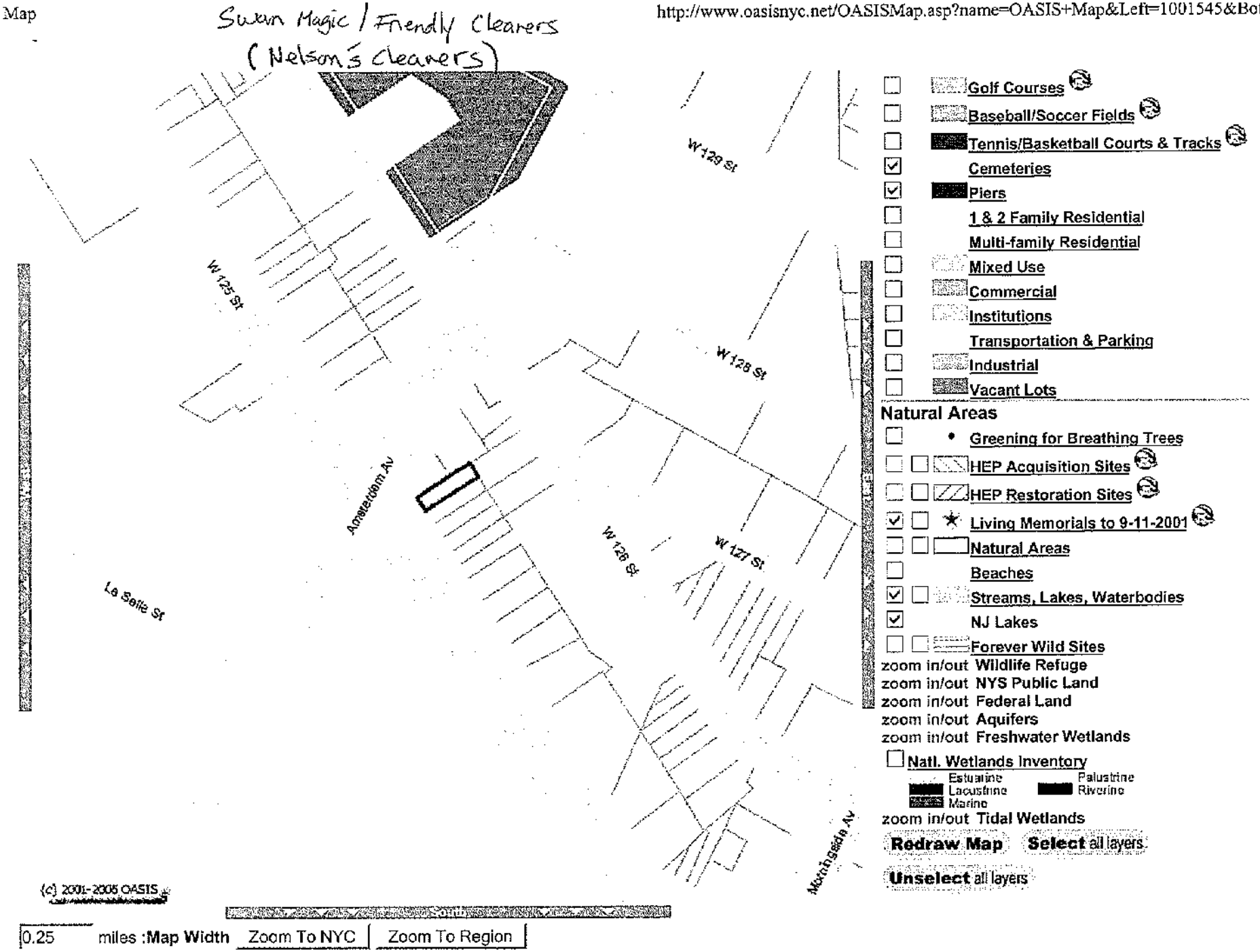
Swan Magic / Friendly Cleaners
(Nelson's Cleaners)
W 129 St
W 125 St
W 128 St
Amsterdam Av
W 126 St
W 127 St
La Salle St
Morningside Av
(c) 2001-2005 OASIS
Golf Courses
Baseball/Soccer Fields
Tennis/Basketball Courts & Tracks
Cemeteries
Piers
1 & 2 Family Residential
Multi-family Residential
Mixed Use
Commercial
Institutions
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Industrial
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Former Auto Repair Facility



- Golf Courses
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zoom in/out Tidal Wetlands

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Unselect all layers

0.25 miles :**Map Width** Zoom To NYC | Zoom To Region

INFORMATION ABOUT THE LOT YOU IDENTIFIED:

Borough: Manhattan **Block:** 1982 **Lot:** 73 **Police Precinct:** 26
Address, ZIP Code: 564 WEST 126 STREET, 10027
Lot Area: 4121 sq. feet **Lot Frontage:** 63 feet **Lot Depth:** 100 feet
Number of buildings: 1 **Year built:** 1901
Number of floors: 6 **Building Gross Area:** 19255 sq. feet
Residential Units: 20 **Total # of Units:** 25
Landuse: Mixed Residential and Commercial Buildings
Zoning: R7-2: Residential
Commercial Overlay: 0 **Zoning Map #:** 05C
*(**PDF version** of most recent City Planning zoning map & proposed zoning changes for this area.)*
Floor Area Ratio: 4.67 **Max. Allowable Floor Area Ratio:** 3.44
*(FAR may depend on street widths or other characteristics. Contact **City Planning Dept.** for latest information.)*
Owner: EAST 153 HOLDING CORP
More building information: NYC Dept. of Buildings
More property information: NYC Dept. of Finance Assessment Roll
More zoning information: CITI Zoning Guide

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King West Cleaners



- ☐ Golf Courses
- ☐ Baseball/Soccer Fields
- ☐ Tennis/Basketball Courts & Tracks
- ☑ Cemeteries
- ☑ Piers
- ☐ 1 & 2 Family Residential
- ☐ Multi-family Residential
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Riverine

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Unselect all layers

0.25 miles :**Map Width** Zoom To NYC | Zoom To Region

INFORMATION ABOUT THE LOT YOU IDENTIFIED:

Borough: Manhattan **Block:** 1982 **Lot:** 59 **Police Precinct:** 26
Address, ZIP Code: 3200 BROADWAY, 10027
Lot Area: 7300 sq. feet **Lot Frontage:** 112.58 feet **Lot Depth:** 85 feet
Number of buildings: 1 **Year built:** 1901
Number of floors: 6 **Building Gross Area:** 34068 sq. feet
Residential Units: 30 **Total # of Units:** 33
Landuse: Mixed Residential and Commercial Buildings
Zoning: R7-2: Residential
Commercial Overlay: 0 **Zoning Map #:** 05C
*(**PDF version** of most recent City Planning zoning map & proposed zoning changes for this area.)*
Floor Area Ratio: 4.67 **Max. Allowable Floor Area Ratio:** 3.44
*(FAR may depend on street widths or other characteristics. Contact **City Planning Dept.** for latest information.)*
Owner: 571 WEST 125TH STREET
More building information: NYC Dept. of Buildings
More property information: NYC Dept. of Finance Assessment Roll
More zoning information: CITI Zoning Guide

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Client: Urbitran 125th Street

Hazardous Materials Corridor Assessment

Issues

There are a large number of potential and projected development sites that may be impacted by the potential for prior hazardous material releases. These development sites are comprised of parking lots, 1-, 2- and 3-story commercial buildings, gasoline service stations, auto-related commercial businesses, warehouses, and manufacturing (and former manufacturing) buildings.

Scope of Work

A hazardous materials screening assessment will be performed pursuant to Chapter 24 of Title 15 of the Rules of the City of New York, for all of the projected and potential development sites. This analysis will generally follow protocols and guidance provided in latest American Society for Testing and Materials (ASTM) Standard Practices (ASTM E-1527) for Phase I Environmental Site Assessments (ESAs) modified for the corridor. The preliminary screening assessment will consist of a visual inspection or review of past or current land uses listed in Appendix A, Section 24-04 of Chapter 24 of Title 15 of the Rules of the City of New York. This assessment would be prepared for each Projected and Potential Development Site as well as any nearby lots that could affect a development site within the Rezoning Area. These uses include, but are not limited to:

- Incinerators
- Underground or Aboveground Storage Tanks,
- Active Solid Waste Landfills
- Permitted hazardous waste management facilities,
- Inactive hazardous waste facilities
- suspected hazardous waste sites
- hazardous substance spill locations
- areas known to contain fill material
- petroleum spill locations
- any past or current use identified in Appendix A of the CEQR Technical Manual.

For the potential redevelopment occurring on projected or potential development sites, our analysis will include the following approach following the guidelines of the CTM:

- **Historical Land Use Review.** Available historical records will be reviewed to back to at least 1940 to determine the history of the parcels and their immediate vicinities. Reviewers will pay close attention to indications of potential significant hazardous materials contamination. The land use history will be evaluated using the available historical maps, including the following:
  --Sanborn Fire Insurance Map
  --USGS Topographic Maps
  --Aerial Photographs

- **Regulatory Agency List Review.** Environmental records pertaining to the parcels proposed for rezoning will be obtained and evaluated for all known past on-site operations, which involved toxic and hazardous materials and wastes, buried tanks, etc. In addition, applicable

regulatory agency databases will be reviewed for information on facilities and incidents of environmental concern within the general area.

The following U.S. Environmental Protection Agency (EPA) and New York State Department of Environmental Conservation (NYSDEC) databases will be reviewed for the hazardous materials assessments, including the following:

- National Priority List (NPL)
- Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) list
- Resource Conservation and Recovery Act (RCRA) hazardous waste treatment, storage, and disposal facilities list
- Inactive Hazardous Waste Disposal Sites list
- Major Oil Storage Facilities list (sites storing more than 400,000 gallons of petroleum products)
- Hazardous Waste Generators and Transporters list
- Historic Utility Facilities
- Chemical and Petroleum Bulk Storage Facilities list (under 400,000 gallons storage capacity)
- Hazardous Material Spills database
- Toxic Release Inventory Sites list
- Air and Toxic Wastewater Discharge Sites
- Civil Enforcement Docket sites (sites involved in environmental litigation).

Site and Surrounding Areas Reconnaissance. Following the background historical records search, a site and surrounding area reconnaissance will be undertaken. This reconnaissance will involve inspecting the general physical condition of the properties (if accessible) to identify potential contamination on site. If on-site access is not attainable, the site and surrounding area will be observed from the sidewalk or other public right-of-way. Any evidence of past or present contamination, including evidence of on-site drums, illegally dumped hazardous waste, hazardous materials remaining on site, or other signs of contamination (discolored soils or pavement, petroleum spills, stressed soils), and evidence of underground storage tanks, will be documented.

Based on the findings of the initial records search and site walkovers, recommendations can be made concerning any subsurface investigations on City-owned properties that may be necessary, to define areas of contamination, including sampling and analysis of soils groundwater, soil gas, and/or geophysical surveys (not included in this scope). On privately-owned sites, "E" designations may be necessary.

Contingency Scope

Any Phase II subsurface investigation work recommended and required by the proposed action will also be considered a contingency item. The scope and fee of any Phase II subsurface investigations required will be based on the findings of the initial assessment carried out for City-owned sites in the project area.

STV Hazardous Materials
Assessment for
125th Street Corridor

CATEGORY	AVERAGE RATE	Subtask 1 - Historical Land Use Review		Subtask 2 - Regulatory Agency List Review		Subtask 3 - Site Recon.		Subtask 4 - Report Preparation		Total Hours	Total Labor Cost
Lead Envir Engineer (VII)	$66.51	4	$ 266.04	4	$ 266.04	0	$ -	8	$ 532.08	16	$1,064.16
Lead Geologist/Hydrogeologist (VI)	$48.83	4	$ 195.32	4	$ 195.32	0	$ -	16	$ 781.28	24	$1,171.92
Envir Engineer/Geologist (III)	$24.04	24	$ 576.96	24	$ 576.96	32	$ 769.28	40	$ 961.60	120	$2,884.80
Envir Engineer/Geologist (II)	$19.50	24	$ 468.00	24	$ 468.00	32	$ 624.00	16	$ 312.00	96	$1,872.00
CADD (ET-III)	$23.00	0	$ -	0	$ -	0	$ -	40	$ 920.00	40	$920.00
		Total Hours:	Total Cost:	Total Hours:	Total Cost:	Total Hours:	Total Cost:	Total Hours:	Total Cost:		
		56	$ 1,506.32	56	$ 1,506.32	64	$ 1,393.28	120	$ 3,506.96	296	$ 7,912.88
	2.53 MULT		$ 3,810.99		$ 3,810.99		$ 3,525.00		$ 8,872.61		$ 20,019.59

Total Hours:	Total Cost:
296	$ 7,912.88
w/mult.	$ 20,019.59

Expense Costs	
Envir. Database Reports	$ 2,500.00
misc. field (4 days @ $100)	$ 400.00
Photos & Reproduction	$ 150.00
	$ 3,050.00

Summary	
Labor	$ 20,019.59
Expenses	$ 3,050.00
total	$ 23,069.59

PROJECTED DEVELOPMENT SITES

site description:									
site:	type:	address:	incl:	block:	lot:	use:	ownership:	lot area:	built floor area:
1	proj	321 WEST 125 STREET	1	1952	19	commercial	321 W. 125 St. Associatior	6,012	12,022
	proj	319 WEST 125 STREET	1	1952	21	commercial	319 West 125TH Street	2,600	4,976
	proj	317 WEST 125 STREET	1	1952	22	commercial	317 W 125 Realty Corp	2,328	6,761
		subtotal:						**10,940**	**23,759**
2	proj	2329 FRED DOUGLASS BLVD	1	1952	29	commercial	MPL 301-303 LLC	**19,983**	**46,167**
3	proj	362 WEST 125 STREET	1	1951	7	institutional/cl	LAGREE BAPTIST CHURI	**12,475**	**11,890**
4	proj	350 WEST 125 STREET	1	1951	51	commercial	350 West 125 St Corp	**11,908**	**21,716**
5	proj	324 WEST 125 STREET	1	1951	43	vacant buildir	288 St Nick LLC C/O	**8,983**	**36,136**
6	proj	2100 ADAM C POWELL BLVD	1	1931	27	commercial	209 W. 125th Street Realty	**12,500**	**33,740**
7	proj	260 WEST 125 STREET	1	1930	55	vacant buildir	Department of Business	**5,046**	**5,270**
	proj	260 WEST 125 STREET	1	1930	55	vacant buildir	Department of Business	**5,046**	**5,270**
		subtotal:						**10,092**	**10,540**
8	proj	256 WEST 125 STREET	1	1930	53	commercial	Fabric Save Thon Manh	5,045	8,470
	proj	256 WEST 125 STREET	1	1930	53	commercial	Fabric Save Thon Manh	10,093	16,945
	proj	252 WEST 125 STREET	1	1930	51	commercial	252 W 125th St LL	5,005	4,796
	proj	250 WEST 125 STREET	1	1930	50	commercial	MPL 250 LLC	2,523	2,375
	proj	246 WEST 125 STREET	1	1930	49	commercial	NRP LLC	5,046	6,545
		subtotal:						**27,712**	**39,131**
9	proj	226 WEST 125 STREET	1	1930	41	commercial	125th Uptown Realty	4,884	9,799
	proj	226 WEST 125 STREET	1	1930	41	commercial	125th Uptown Realty	4,884	9,799
	proj	222 WEST 125 STREET	1	1930	40	commercial	125th Uptown Realty	3,936	7,839
	proj	222 WEST 125 STREET	1	1930	40	commercial	125th Uptown Realty	3,936	7,839
	proj	208 WEST 125 STREET	1	1930	37	commercial	210 B. W. 125th Street	11,286	33,840

	proj	208 WEST 125 STREET	1	1930	37	commercial	210 B. W. 125th Street	11,286	33,840
		subtotal:						**40,211**	**102,955**
		2105 ADAM C POWELL BLVD	0	1910	1	commercial	State Office Building. UDC	**59,648**	**311,945**
10	proj	2105 ADAM C POWELL BLVD	1	1910	1	parking garag	Parking Garage. UDC	41,965	83,930
	proj	2105 ADAM C POWELL BLVD	1	1910	1	parking garag	Ramps Parking Garage. U	6,787	6,787
	proj	125 WEST 125 STREET	1	1910	7501	commercial	H&M. NY State	11,500	23,000
		subtotal:						**60,252**	**113,717**
		125 WEST 125 STREET	0	1910	7501	commercial	Harlem Center. UDC and M	**29,975**	**261,579**
		full block total:						**149,875**	**687,241**
					3				
0	0	0	0	0	0	0	0	0	0
11	proj	158 WEST 125 STREET	1	1909	59	commercial	158 West 125th St	10,091	15,091
	proj	2089 ADAM C POWELL BLVD	1	1909	63	commercial	166 Realty Associates	2,523	7,569
		subtotal:						**12,614**	**22,660**
12	proj	120 WEST 125 STREET	1	1909	44	commercial	M K K Properties	5,046	10,000
	proj	124 WEST 125 STREET	1	1909	46	commercial	CMF Cohen Reality Inc	10,092	8,975
	proj	124 WEST 125 STREET	1	1909	46	commercial	CMF Cohen Reality Inc	10,092	8,975
		subtotal:						**25,229**	**27,950**
13	proj	111 WEST 124 STREET	1	1909	26	vacant lot	125th & Lenox LLC	2,523	0
	proj	109 WEST 124 STREET	1	1909	27	vacant lot	125th & Lenox LLC	2,523	0
	proj	107 WEST 124 STREET	1	1909	28	vacant lot	125th & Lenox LLC	2,523	0
	proj	281 LENOX AVENUE	1	1909	29	vacant buildir	125th & Lenox LLC	1,400	4,140
	proj	283 LENOX AVENUE	1	1909	129	vacant buildir	125th & Lenox LLC	1,400	4,140
	proj	285 LENOX AVENUE	1	1909	30	vacant buildir	125th & Lenox LLC	1,400	4,140
	proj	287 LENOX AVENUE	1	1909	31	vacant buildir	125th & Lenox LLC	1,475	1,416
	proj	289 LENOX AVENUE	1	1909	32	vacant buildir	125th & Lenox LLC	1,894	1,875
	proj	291 LENOX AVENUE	1	1909	33	vacant buildir	125th & Lenox LLC	10,092	34,013
	proj	108 WEST 125 STREET	1	1909	38	vacant lot	125th & Lenox LLC	2,523	0
	proj	110 WEST 125 STREET	1	1909	39	vacant lot	125th & Lenox LLC	2,523	0

			subtotal:						**30,276**	**49,724**
14	proj	35 WEST 125 STREET		1	1723	17	commercial	Jay R. Ingang	9,992	17,124
	proj	33 WEST 125 STREET		1	1723	21	industrial/mar	Pramuhk Realty Inc	1,998	8,778
	proj	31 WEST 125 STREET		1	1723	22	industrial/mar	Dul Dul Inc	1,998	7,296
	proj	29 WEST 125 STREET		1	1723	122	commercial -	Mullens and Wood Inc	1,998	7,296
	proj	38 WEST 126 STREET		1	1723	53			1,998	0
			subtotal:						**17,984**	**40,494**
15	proj	5 WEST 125 STREET		1	1723	31	vacant lot	Harlem Urban Developmer	21,804	0
	proj	16 WEST 126 STREET		1	1723	144	vacant buildir	414 LLC	1,874	2,865
	proj	18 WEST 126 STREET		1	1723	45	vacant lot	515 LLC	1,874	0
			subtotal:						**25,552**	**2,865**
16	proj	76 WEST 125 STREET		1	1722	168	?	?	1,892	1,892
	proj	74 WEST 125 STREET		1	1722	68	?	?	1,892	1,892
	proj	72 WEST 125 STREET		1	1722	67	commercial	FATA EQUITIES, LLC C/	1,892	1,892
	proj	70 WEST 125 STREET		1	1722	66	commercial	JOYCE CROMWELL	1,935	3,783
	proj	68 WEST 125 STREET		1	1722	65	commercial	CULLEN, JOSEPH, TRUS	2,422	2,422
	proj	64 WEST 125 STREET		1	1722	63	commercial	CULLEN, JOSEPH, TRUS	5,147	5,147
			subtotal:						**15,180**	**17,028**
17	proj	62 WEST 125 STREET		1	1722	62	commercial	FRANCES PLATZER	2,876	9,180
	proj	60 WEST 125 STREET		1	1722	61	commercial	FRANCES PLATZER	2,018	5,192
	proj	58 WEST 125 STREET		1	1722	60	commercial	FRANCES PLATZER	2,826	9,012
	proj	56 WEST 125 STREET		1	1722	59	commercial	FRANCES PLATZER	2,018	5,192
	proj	54 WEST 125 STREET		1	1722	58	commercial	FRANCES PLATZER	2,876	9,180
			subtotal:						**12,614**	**37,756**
18	proj	69 EAST 125 STREET		1	1750	28	resid with g.f.	69 East 125th Street	2,498	6,750
	proj	71 EAST 125 STREET		1	1750	29	vacant lot	Gregg Schenker	2,498	0
	proj	75 EAST 125 STREET		1	1750	30	church/institu	Samuels Temple Church o	3,796	3,848
	proj	58 EAST 126 STREET		1	1750	44	vacant buildir	Robinson, Robert Gera	1,998	2,934
			subtotal:						**10,790**	**13,532**
19	proj	1824 PARK AVENUE		1	1750	40	parking lot	Verizon Mortage Group	13,493	1,798
	proj	81 EAST 125 STREET		1	1750	34	vacant buildir	NYC EDC	4,493	20,586

		subtotal:							**17,986**	**22,384**
					3					
0	0	0	0	0	0	0	0	0	0	0
20	proj	60 EAST 125 STREET	1	1749	48	vacant lot	M FUND INC	2,523	0
	proj	58 EAST 125 STREET	1	1749	49	vacant lot	M FUND INC	2,523	0
		subtotal:						**5,046**	**0**
21	proj	71 EAST 124 STREET	1	1749	31	vacant lot	Vornado	12,615	0
	proj	1800 PARK AVENUE	1	1749	33	vacant lot	Vornado	3,539	0
	proj	1804 PARK AVENUE	1	1749	35	vacant lot	Vornado	3,475	0
	proj	1808 PARK AVENUE	1	1749	40	vacant lot	Vornado	9,083	0
	proj	66 EAST 125 STREET	1	1749	43	vacant lot	Vornado	7,569	0
	proj	55 EAST 124 STREET	1	1749	24	institutional	NY College of Pediatry	17,409	55,770
		subtotal:						**53,690**	**55,770**
22	proj	127 EAST 125 STREET	1	1774	17	commercial	125th Street Gateway	21,482	39,928
	proj	132 EAST 126 STREET	1	1774	56	commercial	2082 lexington Ave Inc	1,499	1,499
		subtotal:						**22,981**	**41,427**
23	proj	1815 PARK AVENUE	1	1773	69	hotel	1815 Park Hotel Assoc	6,810	15,322
	proj	1811 PARK AVENUE	1	1773	72	vacant lot	Housing Preservation	2,843	0
	proj	1807 PARK AVENUE	1	1773	4	vacant lot	Housing Preservation	2,843	0
	proj	1801 PARK AVENUE	1	1773	1	parking lot	Manhattan Nursing Home	5,670	0
	proj	1801 PARK AVENUE	1	1773	1	parking lot	Manhattan Nursing Home	3,150	0
	proj	110 EAST 125 STREET	1	1773	67	parking lot	Manhattan Nursing Home	4,504	0
		subtotal:						**25,820**	**15,322**
24	proj	212 EAST 125 STREET	1	1789	45	industrial/mar	Harlem Phoenix Realty	2,523	5,000
	proj	214 EAST 125 STREET	1	1789	43	industrial/mar	Harlem Phoenix Realty	5,046	10,000
	proj	218 EAST 125 STREET	1	1789	42	industrial/mar	Leon Mackie	2,523	3,750
	proj	215 EAST 124 STREET	1	1789	9	vacant lot	Three T Realty Inc	8,376	0
		subtotal:						**18,468**	**18,750**
25	proj	246 EAST 125 STREET	1	1789	30	institutional/d	Flor Realty Corp	**9,588**	**17,100**

26	proj	233 EAST 124 STREET	1	1789	16	garage	Pico Love LLC	4,037	3,500
	proj	237 EAST 124 STREET	1	1789	18	vacant lot	HPD	4,037	0
	proj	241 EAST 124 STREET	1	1789	19	vacant lot	HPD	2,018	0
	proj	243 EAST 124 STREET	1	1789	20	vacant lot	HPD	2,018	0
	proj	245 EAST 124 STREET	1	1789	21	vacant lot	East 124th Street LLC	1,867	0
	proj	247 EAST 124 STREET	1	1789	121	vacant lot	HPD	2,826	0
	proj	2423 2 AVENUE	1	1789	25	vacant lot	East 124th Street LLC	2,174	0
	proj	2421 2 AVENUE	1	1789	24	resid with g.f.	East 124th Street LLC	2,174	9,450
	proj	2419 2 AVENUE	1	1789	23	resid with g.f.	East 124th Street LLC	2,174	9,515
	proj	2417 2 AVENUE	1	1789	22	vacant lot	HPD	1,610	0
		subtotal:						**24,935**	**22,465**
			3						
0	0		0	0	0	0	0	0	0
		totals:						**543,809**	**844,978**

general notes:

Sites within the core subdistrict (C4-7 and C6-3 zones between Frederick Douglass Blvd and 550' east of Lenox Ave) larger than 60,000sf of new d of their total floor area for an entertainment-related use as described in the zoning text. This requirement is accounted in the development scenario

Summary of Reasonable Worst Case Development Scenario

	3			
	# of sites	0	0	0
Projected Sites	26	543,809	844,978	
Potential Sites	23	376,125	590,387	
Potential Sites	23	376,125	590,387	
Known Developments	6	0	0	
Known Developments	6	0	0	

		total:			55					919,934	1,435,365

0

POTENTIAL DEVELOPMENT SITES

					3						
0	0		0	0	0	0	0		0	0	0
		1 OLD BROADWAY		0	1982	1	commercial	555 West 125 St LL		6,259	10,800
27	pot	568 WEST 125 STREET		1	1980	75	commercial	560 West 125 St LLC		32,050	28,900
		469 WEST 125 STREET		0	1966	37	commercial	Great harmony Realty Cor		2,500	4,500
		467 WEST 125 STREET		0	1966	38	commercial	Great harmony Realty Cor		2,500	3,750
			subtotal:							5,000	8,250
28	pot	151-153 MORNINGSIDE AVE		1	1952	61	vacant lot	US Postal		4,992	0
29	pot	381 WEST 125 STREET		1	1952	101	resid with g.f.	Sedgh Realty LLC		1,498	4,872
	pot	379 WEST 125 STREET		1	1952	2	resid with g.f.	Prefco CP T CP		1,498	4,872
			subtotal:							2,996	9,744
30	pot	361 WEST 125 STREET		1	1952	9	commercial	Harlem Commonwealth Cc		5,296	18,384
	pot	313 WEST 125 STREET		1	1952	23	commercial (i	Goldman Lillian		5,500	23,620
	pot	WEST 126 STREET		1	1952	41	parking lot	Lillian Goldman		4,162	0
	pot	309 WEST 125 STREET		1	1952	25	commercial	Nouveau Realty Corp		10,321	26,400
31	pot	307 WEST 125 STREET		1	1952	27	commercial (i	307 West holding Corp		2,000	6,560

	pot	305 WEST 125 STREET	1	1952	28	commercial (l	305 West 125 St Corp	3,000	8,640
	pot	308 WEST 126 STREET	1	1952	38	parking lot	307 West holding Corp	1,664	1,664
	pot	306 WEST 126 STREET	1	1952	138	parking lot	307 West holding Corp	1,664	1,664
	pot	304 WEST 126 STREET	1	1952	37	parking lot	307 West holding Corp	1,664	1,664
		subtotal:						**29,975**	**70,212**
		243 WEST 125 STREET	0	1931	12	commercial	Rodeo Drive Rlts inc	7,494	21,723
		239 WEST 125 STREET	0	1931	15	commercial	239-241 W. 125th Street	4,996	9,496
		subtotal:						**12,490**	**31,219**
		219 WEST 125 STREET	0	1931	19	commercial	Banco Popular	**4,955**	**11,500**
32	pot	2342 FRED DOUGLASS BLVD	1	1931	61	commercial	United House of Prayer	4,992	3,500
	pot	260 WEST 126 STREET	1	1931	56	institutional/p	Thomas Memorial Wesle	12,490	7,494
	pot	2340 FRED DOUGLASS BLVD	1	1931	63	storage	private ownership	2,500	9,250
	pot	2338 FRED DOUGLASS BLVD	1	1931	64	commercial	United House of Prayer	2,500	2,380
		subtotal:						**22,482**	**22,624**
33	pot	2330 FRED DOUGLASS BLVD	1	1931	1	commercial	United House of Prayer	**11,590**	**42,310**
		2108 ADAM C POWELL BLVD	0	1931	36	commercial	2110-2118 ACPB LCC	**12,479**	**58,000**
34	pot	2310 FRED DOUGLASS BLVD	1	1930	1	institutional/re	United House of Prayer	10,092	22,593
	pot	2310 FRED DOUGLASS BLVD	1	1930	1	institutional/cl	United House of Prayer	10,092	22,593
		subtotal:						**20,184**	**45,185**
35	pot	268 WEST 125 STREET	1	1930	59	commercial	Alvin Hudgins	5,046	5,046
	pot	264 WEST 125 STREET	1	1930	57	commercial	264 West 125th Street	5,028	10,988
	pot	264 WEST 125 STREET	1	1930	57	commercial	264 West 125th Street	5,028	10,988
		subtotal:						**15,101**	**27,022**
36	pot	112 WEST 125 STREET	1	1909	40	commercial	MPL 114 LLC	2,330	2,018
	pot	114 WEST 125 STREET	1	1909	41	commercial	MPL 114 LLC	3,028	3,752
	pot	116 WEST 125 STREET	1	1909	42	commercial	MPL 116-118 LLC	5,046	4,944
	pot	117 WEST 124 STREET	1	1909	24	garage	Maxine P. Lynn	2,523	225
	pot	WEST 124 STREET	1	1909	25	vacant lot	113 West 124th Street	2,133	0
	pot	283 WEST 125 STREET	1	1909	140	vacant lot	113 West 124th Street	400	0

			subtotal:						**15,460**	**10,939**
37	pot	300 LENOX AVENUE		1	1723	1	commercial -	Fata Realty LLC	6,993	18,629
	pot	308 LENOX AVENUE		1	1723	4	commercial	Solomon Cromwell	1,500	6,000
			subtotal:						**8,493**	**24,629**
		75 WEST 125 STREET		0	1723	5	commercial -	Carver Federal Savings	5,758	25,000
		67 WEST 125 STREET		0	1723	7	g.f. comm- va	Pentecost Law Comm Ke	**4,113**	**18,530**
38	pot	2022 5 AVENUE		1	1723	33	commercial	One West 125th Street	10,894	20,764
	pot	2032 5 AVENUE		1	1723	37	commercial	2032 Fifth Avenue LLC	1,700	4,774
			subtotal:						**12,594**	**25,538**
		2040 5 AVENUE		0	1723	40	commercial	Erdak Inc	**1,771**	**1,700**
		18 WEST 126 STREET		0	1723	45	vacant lot	515 LLC	**1,874**	0
		4 WEST 126 STREET		0	1723	140	residential	Nilam Dandona	**1,763**	**3,154**
					3					
0	0		0	0	0	0	0	0	0	0
39	pot	290 LENOX AVENUE		1	1722	69	comm - UME	ROJO ASSOCIATES INC	**8,578**	**25,326**
40	pot	52 WEST 125 STREET		1	1722	57	resid with g.f.	SOLOMON CROMWELL	1,576	4,066
	pot	50 WEST 125 STREET		1	1722	156	resid with g.f.	50 WEST EUNSOOK C.K.	1,576	4,121
	pot	48 WEST 125 STREET		1	1722	56	residential	EVRO MGMT CORP	1,576	4,113
	pot	46 WEST 125 STREET		1	1722	155	resid with g.f.	EVRO MGMT CORP	1,576	3,809
	pot	44 WEST 125 STREET		1	1722	55	commercial	44 W. 125TH STREET, L	2,102	5,400
			subtotal:						**8,406**	**21,509**
41	pot	32 WEST 125 STREET		1	1722	51	commercial	Con Edison	10,512	21,024
	pot	32 WEST 125 STREET		1	1722	51	commercial	Con Edison	4,501	9,002
			subtotal:						**15,013**	**30,026**
		77 WEST 124 STREET		0	1722	5	vacant lot	HPD	2,018	0

		75 WEST 124 STREET		0	1722	6	vacant lot	HALE HOUSE HOLDING (	2,018	0
			subtotal:						4,036	0
		27 WEST 124 STREET		0	1722	24	vacant lot	HANDYMDS MOST PURE	3,784	0
		17 EAST 125 STREET		0	1750	6	commercial		2,998	3,600
		51 EAST 125 STREET		0	1750	21	resid with g.f.	KRZ Reality Corporation	7,621	13,513
		57 EAST 125 STREET		0	1750	23	commercial	Archie Maybank	1,857	3,716
		59 EAST 125 STREET		0	1750	24	vacant buildir	59 East 125 LTD	1,873	3,070
			subtotal:						11,351	20,299
		65 EAST 125 STREET		0	1750	27	commercial	65-67 East 125 Street	2,498	4,300
		77 EAST 125 STREET		0	1750	31	resid with g.f.	77-79 E. 125TH LLC	2,198	5,427
		79 EAST 125 STREET		0	1750	32	resid with g.f.	77-79 E 125TH LLC	2,798	12,100
			subtotal:						4,996	17,527
		2015 5TH AVENUE		0	1749	69	vacant buildir	Horizons Haryond Inc	5,914	21,454
		62 EAST 125 STREET		0	1749	46	resid with g.f.	62 E 125 LLC	5,046	16,875
42	pot	102 EAST 126 STREET		1	1774	68	Transport/Util	MN-MTL/MTA	11,491	0
	pot	108 EAST 126 STREET		1	1774	65	resid with g.f.	E 129 Street Cluster LP	2,198	4,928
	pot	106 EAST 126 STREET		1	1774	66	commercial	K Jael Corp	2,798	6,720
	pot	104 EAST 126 STREET		1	1774	67	commercial	K Jael Corp	2,498	9,500
43	pot	107 EAST 125 STREET		1	1774	5	commercial	Adele Kaid	2,548	5,577
	pot	109 EAST 125 STREET		1	1774	6	vacant buildir	Positive Workforce Co	2,448	5,880
	pot	111 EAST 125 STREET		1	1774	7	resid with g.f.	Abraham Nir	2,498	6,800
	pot	113 EAST 125 STREET		1	1774	8	commercial	Doolee Realty LLC C/O	2,498	6,800
			subtotal:						17,486	46,205
		163 EAST 125 STREET		0	1774	30	commercial	BDG Gotham Plaza LLC	31,225	120,000
44	pot	150-170 EAST 126 STREET		1	1774	48	parking lot	BDG Gotham Plaza LLC	22,531	0

45	pot	2306 3 AVENUE	1	1774	33	institutional	Salvation Army	**17,993**	**27,000**
		132 EAST 125 STREET	0	1773	57	commercial	Lexington 125 LLC	**3,532**	**6,594**
46	pot	122 EAST 125 STREET	1	1773	61	commercial	FB East 125th Street	2,523	3,300
	pot	128 EAST 125 STREET	1	1773	58	commercial	Apple Bank for Saving	8,074	21,556
		subtotal:						**10,597**	**24,856**
47	pot	129 EAST 124 STREET	1	1773	15	industrial/mar	Flynn E 124 Inc	2,523	7,194
	pot	2050 LEXINGTON AVENUE	1	1773	17	commercial	Lexington 2050 Realty	3,828	4,037
	pot	2054 LEXINGTON AVENUE	1	1773	18	commercial	2054 Lexington Realty	216	525
		subtotal:						**6,567**	**11,756**
48	pot	149 EAST 124 STREET	1	1773	20	commercial	East Harlem Abyssinian D	**68,681**	**64,363**
		2291 3 AVENUE	0	1789	50	homeless she	2289 Third Ave Realty	2,783	11,130
49	pot	228 EAST 125 STREET	1	1789	36	industrial/mar	Derfla Realty Corp	2,523	2,700
	pot	230 EAST 125 STREET	1	1789	35	institutional/cl	St Samuel Church God	2,523	3,500
	pot	232 EAST 125 STREET	1	1789	34	storage	St Samuel Church God	2,523	7,659
		subtotal:						**7,569**	**13,859**

125th St corridor

11/3/06 * The order in which the photos were taken coincide w/ the notes

Block 1789

Start on side of 2nd Ave

- Vacant bld on corner of 124th + 2nd
- Apt Bld on corner of 125th + 2nd, grocery, auto driving, nail salon

N side of 124th going west

- vacant lot, playground
- Apt Bld
- Vacant lot
- Apt Bld
- Vacant Bld

W. side of 3rd Ave going north

- Vacant Bld
- Electrical supply co.
- Vacant Bld
- Vacant lot on corner of 125th

S side 125th going west (Hess Gas station to North)

- Apt Bld w deli
- Apt bld w pork restaurant + barbara shop
- Vacant bld
- Manufacturing Bld w/ NAPA Auto Parts, electronic store, upholstery store
- Auto Service center

S. side of 125th cont.

- vacant bld
- church
- Printing Press Company
- Public Library
- vacant Bld.
- Vacant Bld w/ Hardware store
- "Demolition Depot" (Retail/storage of construction materials)
- vacant lot on corner of 3rd + 125th
- (Midas Auto service on N. side of 125th)

Block 1773

Start @ E side along 3rd

- Path Mark
- FDNY Fire station (Engine 35)

N. side 124th

- FDNY
- Path Mark
- U.S. Post office
- Lot store corner of Lex

S. side 125th

Path Mark

Block 1774

start @ E. side of 3rd Ave going North

- Salvation Army (Fancy Cleaners across st. on corner of 126th + 3rd)

S. side of 126th going West

- salvation army on corner
- commercial Parking lot in center
- ~~Apt~~ Bld on corner of Lex

west side of Lex going south

- Apt Bld on corner w/ drop off Laundry, Chinese, clothing store hair salon, deli, + Fried Chicken
- Bld under construction on corner of 125th w/ Dunkin Donuts + McDonalds, + check cashing store

N. side of 125th going East

- Vacant Bld w/ McDonalds on corner of 125th + Lex
- NYS Motor Vehicle to 3rd w/ payless shoes, cingular, childrens place, Radio Shack, motherhood maternity, Foot Petrien Rockaway Bedding,
- Salvation Army on corner of 3rd

Block 1773 (Between Lex + Park)

Start @ E side of Lex going N.

- 99 cent Store, Food Mart, T2K communications, Dentist, chinese, Diamond watches, Frank's papayas

N. Side of 124 going East

- Parking lot on corner of Park
- ~~Apt Bld~~ N. Manhattan Rehab
- Big Apple Mini storage
- East side wood + Flooring supplies

Block 177 cont. W. side of Park going N.

- parking lot on corner of Park + 124th
- Hair Salon
- Park Hotel w/ Deli

S. side of 125th going East

- Park Hotel w/ deli + Hair salon
- Partialy Vacant Bld w/ nail salon, 99 cent store, jewelry store, + leather store
- N. Manhattan Rehab + Nursing
- FDNY House
- Pabec shoes
- Big Apple Savings
- Papaya Hot Dogs, Dentist

Block 177H (between Lex + Park)

Start @ N. side of 125th going East

- Commercial Bld on corner of Park w/ Washington Mutal + Popeyes
- Commercial Bld w/ ~~hair salon~~ Deli
- vacant Bld
- Apt. Bld w/ clothing store + Music store
- ~~Lexington~~ Synagogue (La Synagoga)
- Levitz + Duane Reed

1774 cont. ~~W~~ side of ~~Lex~~ Lex going N

- Levitz Dunnee Reade corner of 125th
- Luncheonette
- Tabacco + candy,
- vacant Bld.

S. side of 126th going west

- Parking Lot
- commercial Bld
- Apt. Bld w Bonito Restaurant
- 1st Impression ~~Day~~ Day care
- Vacant lot on corner of Park

East side of Park going N

- commercial Bld in corner of 125th
- vacant lot on corner of 126th

Block 1750

- 125th St Metro North Station
- Parking lot + W. side of Park + 126th
- Vacant Bld on corner of Park + 125th

S. side of 126th going west

- Parking lot on corner
- Residential Dwellings to Madison

N side of 125th going west

- Vacant Bld on corner of Park
- Vacant Bld
- Vacant Bld
- Temple
- Vacant lot
- Vacant Bld.

1750 continued going W.

- Sleepys
- Apt Bld W
- Uptown Wind
- Hair Salon, electronic store
- Vacant Bld.
- Manna's on corner of Madison

E. side of
Madison now going North

- Residential Houses

~~1749~~ Block 1749

S side of 125th going W.

- Vacant lot on corner of Park
- Apt. Bld w/ Nail & hair salon, Papaya store
- Vacant lot
- Apt Bld w/ beauty supply, clothing store
- Apt Bld w/ hamburger place + seafood

E side of Madison going S.

- Seafood place on corner
- Apt. Bld w/ Indian Rest + Temple
- Vacant Bld.
- church
- Apt. Bld w/ deli + cell phone store on corner of 124th

N. side of 124th going East

- Apt. Bld w/ deli + sister restaurant
- NY College of Podiatric Medicine

W. side of Park

- Parking lot between 124th & 125th

Block 1749 between Madison + 5th

W. side of Madison going N.

- ~~Apt~~ Bld w/ pharmacy, market, hair salon + deli
- Commercial Bld on corner of 125th w/ Payless Auths + R+G Brenner Income Tax
- S. side of 125th going west
- ~~Apt~~ Bld w/ R+G Brenner
- ~~Great~~ Trophy Store
- Wireless Store
- Vacant Bld w/ Thrift Store (partially)
- Vacant Bld
- Partially Vacant w/ French + Cleaners
- Apt. Bld w/ clothing store
- Apt. Bld w/ antique store + Beauty salon
- Apt. Bld w/ jewelry store, hair salon, + Furniture Store
- Apt Bld w/ Pizza Hut, vacant store, clothing store + hair salon
- Vacant Bld.

W. side of 5th

- Vacant Bld on corner of 125th
- Residential Dwellings to 124th

N. side of 124th

- ~~Both~~ Dwellings
- Apt. Bld
- Apt. Bld w/ pharmacy

Block 1750 between Madison + 5th

N. side of 125th going east

- commercial Bld w/ body shop, check cashing, art store
- ~~Apt~~ Art Bld.
- church
- Art store
- Partially vacant Bld, Harlem Children's Zone Promise Academy

~~E.~~ W. side of Madison going N.

- Harlem children's zone on corner of 125th
- Dwellings to 126th

S. side of 126th going W.

- Dwellings going to 5th

E side of 5th going S.

- commercial Bld w/ Boma Restaurant on corner of 125th
- commercial Bld on corner of 125th w/ body shop, vacant space computer store, + Black theatre

Block 1722

S side of 125th going W.

- commercial Bld w/ ~~a~~ Boutique store, sportswear store, deli, chicken, braids + beauty supply
- commercial Bld w/ Lot Stop for kids
- commercial Bld w/ Washington Mutual, Planet Earth clothing
- Partially Vacant w African Imports + Sportswear
- Apt. Bld w/ Boutique store
- Mixed use w/ HR Block, Law office + Apts
- Apt. Bld w/ Beauty & wash room, hair, source clothing
- Con Ed

Contn. 1722 west on 12 stn

- Apt. Bld w/ Womens clothing + hair braiding
- partially vacant w/ ladies Fashion
- partially vacant w/ subway sand which
- partially vacant w/ steak Restaurant
- Partially vacant w/ skin care therapy
- partially vacant w/ heath food, juice bar, Harlem gifts, hair braiding, men's wear, shoe store, Shrimp Box, Grocery market
- Saa Jordan
- Party store
- uptown Flava clothing
- vacant Bld
- Jenifer convertible
- Commercial Bld w/ Avenue clothing + optical store

E. side of Malcom going S.

- optical + Ave Fashion on corner of 125th
- Lennox Lounge + Cafe
- Apt. Bld w/ diner, hair braiding + chinese

N. side of 124th going East

- Apt. Bld on corner of Malcomy
- W. 124th community Garden
- Bethany Development outreach Senior Housing
- Church
- Church
- Sans Souci
- A Dair House
- Day Nursery
- Church

NY Public Library

Apt. Bld on corner of 5th

W. side of 5th going N.

- Apt. Bld on corner
- Dwellings in middle
- Commercial Bld w/ Botique on corner of 125th

Block 1723

W. side of 5th

- Commercial Bld w/ Rhapsody office, Chinese, hair brading, jewelry, Barber shop
- Dwelling w/ Beauty salon
- Vacant Bld
- Vacant Bld
- Deli

S. side of 126th

- Deli on corner of of 5th
- Drop of laundry (same Bld)
- Vacant Bld
- Vacant lot
- Dwellings
- Vacant church
- Vacant Bld

E. side of Malcom X going S.

- Vacant Bld on corner of 126th (Former United Mutual Life Ins)
- Commercial Bld on corner of 125th w/ pizza, deli, checks asked + starbucks

N. Side of 125th going E

- commercial Bld w/ Starbucks, cingular, + McD's on corner of 125th + Malcom.
- Carver Savings Bank
- Vacant Bld.
- Vacant lot
- commercial office w/ Chase Bank
- Rite AID Pharmacy
- Dr. office
- ~~Winyes~~ Winyes ~~Post~~ Bakery + cafe
- ~~Vac~~ Apt. Bld w/ vacant retail, wireless store, dental office, clothing store, pharmacy, BBQ, beauty salon
- Vacant lot
- commercial Bld w/ Harlem cultural experience, beauty supplies, jewelery, African paradise, chinese, + Rhapsody

125th St. Corridor

11/16/06

Block 1909

South side of 125th going west

- Vacant Bld under construction on corner of Malcom
- vacant lot
- Jersey Man Cap USA
- Olympic Tours
- BUNS shoes
- Metro Sportswear
- Ebo Menswear + shoes
- Paramount Housewear
- GEM Housewear
- Burger King
- office Bld w/ Jimmy Jazz, Young World, Ear Piercing
- office Bld
- Verizon office ~~outlet~~ Bld
- (1) Bld w/ Apollo Beauty Supply,
- Jersey Man Cap USA, + Kids shoes
- DC Jays
- Partially Vacant Bld w/ Verizon wireless store

East side of Adam Clayton going south

- Partially Vacant Bld w/ verizon on corner of 125th
- Temple on corner of 124th

North side of 124th going East

- Temple on corner
- Big Apple Mini Storage
- Commercial Bld
- commercial Bld
- commercial Bld
- office - Harlem United
- office - Benny J. Primm M.D. Center For Health Lifestyle
- Vacant lot + partially demolished Bld

W. side of Malcom X going N

- Vacant / Partially demolished bldg under construction

Block 1910

N. side of 125t going west

- commercial office bld w/ CVS, Dunkin Donut, Marshalls, Washington Mutual, staples
- one story Parking Garage w/ Golden Krust, Fashions, GNC, African Fabrics, Papaya King, Blockbuster
- H+M
- Adam Clayton Powell JR. state office Bld. + Plaza

East side of Adam Clayton going North

- Adam Clayton office bld.

S. side of 126th going East

- Adam Clayton office
- one-story parking garage
- office bld

W. side of Malcom X going S.

office bld w/ staples, marshalls, + CVS

Block 1930

S. side of 125th going W.

- High-Rise ~~residential~~ Hotel/Residential w/ Aerosoles, Mac, video game store
- one-story w/ Price Mart, Chimps, Payless
- Ashley Stewart
- Lane Bryant
- Pay Half
- Partially vacant (Former Blumstein) w/ Xpress clothing, boutique store
- Gold city of Harlem
- The childrens place
- Mony
- Ballers
- Lids
- Denim source Diamond District
- Harlem NYC clothing
- Vacant store (Former Mart 125)
- Lazarus
- Foot Locker
- United House of Prayer For All People w/
- Uptown Jean Co., The Record Shack, Joanne's, Beauty Supply,
- North Fork Bank

East side of Kedrick Douglas going south

- House of prayer w/ N. Fork Bank on corner
- United House of Prayer

N. Side of 124th going East

- House of Prayer on corner of Frederick + 124th
- New Bld under construction
- (2) manufacturing blds
- FSAT Industries
- Vacant Bld
- (3) Manufacturing blds
- old Hotel / Residential ~~Residential~~ on corner of Clayton Powel w/ Harlem Gourmet Deli

W. Side of Clayton Powel

- w/ Harlem Deli
- Copy + Fax
- Jamaican Restaurant / Bakery
- White Castle
- Vacant Retail

Block 1931

W. side of Clayton Powel going North

- office Bld on corner w/ Global Business Institute, citibank, vacant net/life
- Partially vacant Bld w/ Pier 2110 Seafood, Alhambra Ballroom

S. side of 126th going W.

- Partially vacant w/ Ballroom
- office Bld
- Rear of the Apollo
- commercial Parking lot
- church
- Retail Bld w/ HR Block on corner of 126th + Fred Douglass

E side of Frederick Douglas going South

- one story w/ Sighn Imprint, HR Block
- NY Amsterdam News
- Rite check / Western Union
- ~~[illegible]~~ Duane Reede on corner of 125th

W. side St. Nicholas going N.

- Residential w/ Laundromat, Beauty Salon, cellular Phone Center, Deli
- 1 story commercial w/ Wig store, Washington Mutual on corner of 125th

- Subway station on corner of 125th + St. Nicholas

Block 1966 N side of 125th

- Church NW corner of 125th + Morningside (St. Joseph)
- Residential w/ Dominos, Economical Community Development organization
- Engine Co. 37
- Residential w/ Hardware / Residential w/ Levels Hair, Food Mark, original Pet Place
- Residential Bld. Tribero Hardware, African Furniture, Rental office

w/ Harlem Healing, Economic Development organization

- Residential w/ complete Beauty, uptown Harlem, 79cent Discount Pharmacy, Harlem Deli
- citarella deli
- Residential w/ Pastor Center, Nail Spa, Chinese
- Residential w/ Deli
- Residential w/ Randy sporting Goods
- Residential w/ Nelson Cleaners
- Residential w/ Pizza on corner of Amsterdam

Block 1980

Projects

Block 1964

Projects

Block 1952 (Between St Nicholas + Morningside)

- N. side of 125th going west
- Residential w/ GEM Jewlery, Boutique store, Nails, Photo Optical, Pizza, Hair Braiding
- Commercial Bld
- U.S. Post office
- Residential Bld w/ showmans, Law office, Farmicia Pharmacy, Soul Food Diner

E. side of Morningside going N.

- Residential Bld on corner w Diner
- Residential Bld

S. side of 126th going E.

- Parking lot
- Post office
- Residential

W. side of St. Nicholas going S.

- Residential
- Residential w/ GEM Jewlery on corner of 125th

Block 1951 (Between St. Nicholas + Morningside)

S. side of 125th going West.

- Commercial Bld w/ Washington Mutual, McDs Express, $1 Depot
- Lagree Baptist Church
- Office Bld w/ City National Bank

E side of Morningside

- Commercial Bld. (Shell gas station to South

N. side of Hancock / W 124th going East

- Commercial office Bld
- Commercial Bld
- Residential w/ Used Furniture, 1 HR Photo

Block 1952 (Between Fredrick + Manhattan)

W. side Fredrick going N.

- Partially vacant ~~a corner of~~ extends from 125th - 126th w/ KFC, Mannas Diner, International calling center, Hair Braiding, City High sports, FM Beauty supply, + Nails, Roti Plus, Game Express, Shoe repair, Karate, + House of Seafood

S. side of 126th going west

- House of Seafood on corner of Fredrick
- Vacant lot + Bld
- Bld (Manufacturing?)
- Lot
- (2) Residential blds w/ Deli

E. side of St. Nicholas going S.

- Residential w/ deli on corner of 126th
- Commercial Bld w/ market, Sea Food, Chinese Food, Dunkin Donuts, Popeyes

N. side of 125th going East

- Commercial Bld w/ Popeyes + Radioshack on corner of Fredrick
- French Kiss clothing
- Partially vacant Bld w/ Hair Braiding + Beauty Supply Store
- Commercial Bld w/ Rite Aid, Bingo
- Partially vacant Bld w/ Hair Braiding, NY clothing store, Dance clothing
- Commercial Bld w/ nails + Scheme
- Commercial w/ KFC on corner of Fredrick

N. side of 125th going East

- commercial Bld. on corner of 125th + Fredrick w/ Duane Reade, Blimpee's subs, All Eyes on US.
- Vacant lot
- ~~Apollo~~ Apollo Theatre
- commercial Bld w/ game stop, Nails, Porta Bella clothes
- Jimmy Tazz clothing
- Vacant Maie Theatre
- Banco Popular
- office or medical Bld w/ OTB, McDs, Bank of America, vacant retail space
- commercial Bld w/ sprint, High Rollers sportswear, Atmos, Benjamin optical, citibank

Block 1951 - S. side 125th going W. (Between Fredrick + Manhattan)

- Commercial Retail Bld w/ Magic Theatres, commerce Bank, Modells Sporting Goods, Rainbow Clothing, old Navy, chase Bank (Mall?)
- Partially Vacant Residential w/ EB Games, Furniture, Nails, Hair braiding Leather Tackets, Fried chicken, Hello sports

St. Nicholas west side going South

- Partially Vacant on corner
- commercial Bld under renovation (Part of Mall?)

N. side of 124th going East

- commercial Retail Bld under renovation (Part of Mall?)
- Magic Theatres

W. side Fredrick Douglas

- Magic Theatres (part of mall?), NY sports Club commerce Bank, K+G Mens Store

11/16/06 Block 1982 N Side 125th Going West (Between Amsterdam + Old Broadway)

- Lucile Roberts w/ Dunkin Donuts, Pinos Cafe, Carver Savings, grocery Mart
- Laundromat, Beauty Supply
- Residential w/ Eltina restaurant, El Puerto seafood
- Church
- Residential w/ Manhattan Auto Parts
- Manufacturing Blue Flame
- Nor Children Foundation
- Franklin + Lennon Paint Co
- Manhattan Pentecostal church
- Residential w/ Barber shop, Florist, El Aventurer Restaurant
- Residential
- Millenia
- Meg. Mat Laundro Mat

Old Broadway

Block 1982 N. Side 125th Going West (Between Old Broadway + Broadway)

- Residential
- Residential w/ Rite Clark, DT Nails

Broadway

- Elevated Subway

Block 1980 S side of 125th Going East (Between Broadway & Manhattan)

- Bank of America
- subway
- Fried chicken
- Liquor store
- Beauty Salon
- Old Broadway Dentist
- 99¢ Depot
- Amalgamated Bank
- C-Town Grocery
- Projects
- Library
- Projects

Block 1982 (Between old Broadway + Broadway)

1/9/07 W. side Along Broadway (Going North) - All Residential w/ Street Level

- King West Cleaners
- H+R Block
- ART Store
- Driving school
- Fried chicken
- optical store

S. side of W. 126th going East Residential w/ street level

- Grocery store
- Beauty Salon
- Shoe Repair
- Deli

W. side of old Broadway going South Residential / W street level

- Deli
- Barber shop
- ~~E. side of old Broadway~~

Block 1982 (Between Amsterdam + old Broadway)

E. side of old broadway going South

- Residential
- church
- Residential w/ street level Income Tax
- Mega Mart Laundromat

Block 1982

S. side of 126th st. Going East

- Residential
- NYPD 26 Precinct
- SMC (children place?)
- Vacant Bld
- 2 residential
- church
- Beck Liquor Store

W. side of Amsterdam going South

- Liquor store
- Mexican Restaurant
- Music Store
- Mexican Fast Food
- Fried chicken
- Dunkin Donuts + Baskin Robins

Block 1966 (Between Amsterdam + Morningside)

W. side of Amsterdam going South

- Live Poultry Store — Hardwood
- W. side Sheet metal — Pizza
- Deli
- Nail salon
- Burger Joint
- Deli
- Pawn shop
- Beauty salon

Block 1966

S. Side of W. 126th going East

- Live Poultry
- Pion Auto Radiator Service
- 2 Residential
- Vacant Bldg (Auto repair across St. "Quality Care Collision" 427 W. 126th)
- vacant lot
- Alternators + Starters
- vacant lot
- Church

W. Morningside

Church

Environmental Data Resources, Inc.
440 Wheelers Farms Road
Milford, CT 06461
Phone: (203) 783-0300
Fax : (203) 783-0303

INVOICE

Ship Date	Account #	Invoice
12/06/2006	1031431	**1802282**

Bill To:

Michael DiFabio
STV Inc.
225 Park Ave S
New York, NY 10003

Ship To :

Michael DiFabio
STV Inc.
225 Park Ave S
New York, NY 10003

Terms	Order Date	Order Time	Caller	Account Executive
Payable Upon Receipt	11/21/2006	19:38:52	Michael DiFabio	Kathleen Miller

Research Service	Price	Zip	Taxable / Delivery		PO#	Project #	Project/Site Name or Description
Sanborn Map Search	$750.00	10035	T	/	na	na	125th Street Corridor
Historical Topo Map	$105.00	10035	T	/	na	na	125th Street Corridor
EDR Corridor/Area Study	$550.00	10035	T	/	na	na	125th Street Corridor
Custom Report	$50.00	0	T	/	na	na	Cd Rom
Sales Tax	$121.86						
TOTAL DUE :	**$1,576.86**						

Project Name: 125th St. Corridor
Project No. 4013079
Phase No. 0002 Task No. 0018
Reim. ____ Non-Reim. ____
Approved By: Michael DiFabio
Date: 12/14/06

Please remember to include invoice numbers and amounts with your payment.

Total Amount Due: $1,576.86

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Milford, CT 06461

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Thank you for your business!

Environmental Data Resources, Inc.

440 Wheelers Farms Road
Milford, CT 06461
Phone: (203) 783-0300
Fax : (203) 783-0303

INVOICE

18.00

Ship Date	Account #	Invoice
01/10/2007	1031431	**1832462**

Bill To:

Michael DiFabio
STV Inc.
225 Park Ave S
New York, NY 10003

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FILE COPY

Michael DiFabio
STV Inc.
225 Park Ave S
New York, NY 10003

Terms	Order Date	Order Time	Caller	Account Executive
Payable Upon Receipt	01/10/2007	9:53:34	Michael DiFabio	Kathleen Miller

Research Service	Price	Zip	Taxable / Delivery		PO#	Project #	Project/Site Name or Description
Aerial Photo Search	$145.00	10027	T	✓	na	na	125th Street Corridor
HRG - Super Rush	$0.00						125th Street Corridor
Custom Report	$145.00	0	T	✓	na	na	125th Street Corridor
Sales Tax	$24.29						
TOTAL DUE :	**$314.29**						

Project Name: 125th St. Corridor
Project No. 4013079
Phase No.____ Task No.____
Reim.____ Non-Reim.____ M.O.
Approved By:____
Date:____

Please remember to include invoice numbers and amounts with your payment.

Total Amount Due: $314.29

Remit Payment To:
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440 Wheelers Farms Road
Milford, CT 06461

Pay By Credit Card
Call 1-800-352-0050 and ask for an Accounts Receivable representative.

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Thank you for your business!

Environmental Data Resources, Inc.
440 Wheelers Farms Road
Milford, CT 06461
Phone: (203) 783-0300
Fax : (203) 783-0303

INVOICE

Ship Date	Account #	Invoice
12/04/2006	1031431	**1809173**

FILE COPY

Bill To:

Michael DiFabio
STV Inc.
225 Park Ave S
New York, NY 10003

Ship To :

Michael DiFabio
STV Inc.
225 Park Ave S
New York, NY 10003

Terms	Order Date	Order Time	Caller	Account Executive
Payable Upon Receipt	12/04/2006	11:10:48	Michael DiFabio	Kathleen Miller

Research Service	Price	Zip	Taxable / Delivery		PO#	Project #	Project/Site Name or Description
Sanborn Search	$1,070.00	10035	T		na	na	125th St Corridor
CD Burn	$50.00						125th St Corridor
Federal Express Delivery	$15.00						125th St Corridor
Sales Tax	$95.06						
TOTAL DUE :	**$1,230.06**						

Project Name: 125th St. Corridor
Project No. 401379
Phase No. 0002 Task No. 0012
Reim. Non-Reim.
Approved By: Michael J. DiFabio
Date: 12/4/06

Please remember to include invoice numbers and amounts with your payment.

Total Amount Due: $1,230.06

Remit Payment To:
Environmental Data Resources, Inc.
440 Wheelers Farms Road
Milford, CT 06461

Pay By Credit Card
Call 1-800-352-0050 and ask for an Accounts Receivable representative.

For invoice inquiries, contact your Account Executive.
Thank you for your business!