

U.S. Army Corps of Engineers
New York District

SOUTH SHORE OF STATEN ISLAND COASTAL STORM RISK MANAGEMENT PROJECT

APPENDIX VII REAL ESTATE PLAN

SEPTEMBER 2016

**SOUTH SHORE OF STATEN ISLAND
COASTAL STORM RISK MANAGEMENT PROJECT**

SEPTEMBER 2016 REAL ESTATE PLAN

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1. Preamble

a) Project Authorization: A cooperative beach erosion and storm damage reduction study was authorized by a resolution of the U.S. House of Representatives Committee on Public Works and Transportation and adopted 13 May 1993. The resolution states:

“The Secretary of the Army, acting through the Chief of Engineers, is requested to review the report of the Chief of Engineers, on the Staten Island Coast from Fort Wadsworth to Arthur Kill, New York, published as House Document 181, Eighty- ninth Congress, First Session, and other pertinent reports, to determine whether modifications of the recommendations contained therein are advisable at the present time, in the interest of beach erosion control, storm damage reduction and related purposes on the South Shore of Staten Island, New York, particularly in and adjacent to the communities of New Dorp Beach, Oakwood Beach, and Annadale Beach, New York.”

The Disaster Relief Appropriations Act of 2013, Public Law 113-2, enacted on 29 January 2013 (hereinafter “P.L. 113-2”) authorizes the Secretary of the Army to utilize funds provided in P.L. 113-2, to complete construction of certain authorized but unconstructed projects, which includes the construction of this project. If authorized, the construction of this project will be cost-shared with the non-Federal Sponsor utilizing funds provided in P.L. 113-2.

Previous authorized studies and Federal projects include:

- i. Federal projects in 1937 provided beach fill, timber and rock groins, and a timber bulkhead along the study area.
- ii. A project by the City and State of New York and unknown private entities in 1955 provided beach fill between New Creek and Miller Field.
- iii. A cooperative beach erosion control study, in accordance with Section 2 of Public Law 520 (Rivers and Harbor Act of 1930), on 23 March 1959, for the study of the Atlantic Coast of Nassau County, New York, between Jones Inlet and East Rockaway Inlet; Atlantic Coast of New York City, between East Rockaway Inlet and Norton Point; and Staten Island, New York, between Fort Wadsworth and Arthur Kill.
- iv. A hurricane study authorized by Public Law 71, 84th Congress, 1st Session on June 15, 1955. A combined report covering the cooperative beach erosion control study and the hurricane survey was approved by the Chief of Engineers on 7 December 1960.
- v. An authorized Federal project under the Flood Control Act of 25 October 1965, spanning from Fort Wadsworth to Arthur Kill, Staten Island, New York. The authorized project was not constructed due to a lack of non-federal financing.



vi. An authorized Federal project under House Document No. 181, 189th Congress, 1st Session for shore and hurricane protection between Fort Wadsworth and Oakwood Beaches. Preconstruction planning for the project was initiated in January 1966 and was brought to sixty percent completion.

vii. A General Design Memorandum for Fort Wadsworth to Oakwood Beach was completed in June 1976. Work was suspended at the request of local authorities. In 1977, the New York State Department of Environmental Conservation defer their decision on local cooperation due to fiscal constraints.

viii. A Reconnaissance Study in June 1995 concluded Federal interest in finding solutions to causative agents of ongoing erosion. Alternative solutions redefined the project area to a 6.5 mile portion of the State Island Shoreline from Fort Wadsworth to Oakwood Beach and Annadale Beach.

ix. Under the Section 103 Continuing Authority Program, the U.S. Army Corps of Engineers (“USACE” or the “Corps”) constructed flood risk management project in 1999 in the Oakwood Beach area.

b) Official Project Designation: Phase 1 of the South Shore of Staten Island Coastal Storm Risk Management (hereinafter the “Project”).

c) Project Location: The Project extends approximately 5.5 miles from Fort Wadsworth to Oakwood Beach along the northern end of the south shoreline of Staten Island in Richmond County, New York.

d) Non-Federal Partner: The non-Federal partner for this Project is the State of New York through its Department of Environmental Conservation (the “Sponsor” or “NYDEC”), who will subsequently enter into a partnering sub-agreement with the City of New York through its Department of Environmental Protection (“NYCDEP”) and the City of New York Department of Parks and Recreation (NYCDPR) (collectively referred to as the “City”) as the local stakeholder and agency who will be acquiring the Lands, Easements, and Rights-of-Ways (LER) for the Project.

2. Statement of Purpose

The purpose of this Real Estate Plan (the “REP”) is to present the overall plan describing the minimum real estate required for the construction, operation, maintenance, repair and rehabilitation of the proposed Project. This REP is an appendix to the Project’s September 2016 Interim Feasibility Study for Fort Wadsworth to Oakwood Beach (the “Feasibility Report”).



3. Project Purpose and Features

a) Project Purpose: The purpose of the Project is to provide coastal storm risk management to flood-prone, high risk low-lying residential and commercial structures along the south shore of Staten Island between Oakwood Beach and Fort Wadsworth. This area was devastated by Hurricane Sandy on 29 October 2012 with recorded water surface elevation above sixteen feet National Geodetic Vertical Datum of 1929 (NGVD 1929), (Colleen Fanelli, 2013), and with waves up to six feet in height (Perkins Eastman, BFI Planning, Louis Berger Group, 2014). The storm caused extensive damage and loss of life along the study area. If approved, the Project will reduce the risk of damages from hurricane and storm surge flooding along the study area, reduce the risk to local resident's life and safety, and would be consistent with and complementary to the New York City Bluebelt Program (hereinafter "Bluebelt"). Bluebelt is the City of New York's (hereinafter "the City") storm water management program that preserves natural drainage corridors for conveying, storing, and filtering storm water.

The Project is currently in the feasibility phase with the Director's Report scheduled for submittal to Congress on February 2017. A Project Partnership Agreement (PPA) is scheduled to be executed with the Sponsor in June 2017.

b) Plan of Improvement: The plan of improvement provides for coastal storm risk management in the form of a structural line of protection consisting of a levee system and interior drainage facilities.

I. Line of Protection: The Project includes an approximately 5.5-mile line of protection consisting of buried seawall/armored levee (with a raised promenade from Fort Wadsworth to Oakwood Beach) and levees and a floodwall near Oakwood Beach with a crest elevation range of 18 ft. to 20.5 ft. NGVD 1929 (hereinafter referred to as "Line of Protection" or "LOP"). The LOP will serve as the first line of defense against severe coastal surge flooding and wave forces. The remainder of the LOP consists of T-Type vertical floodwalls and earthen levees. The LOP also includes a stop log closure structure at Hylan Boulevard, drainage control structures for existing storm water outfalls, tide gate structures, vehicle and pedestrian access structures, and demolition of an existing boardwalk.

II. Interior Drainage: The Project includes interior drainage facilities that are segregated by the following drainage areas:

- Oakwood Beach Interior Drainage Area (Area A)
- Oakwood Beach Interior Drainage Area (Area B)
- Midland Beach Interior Drainage Area (Area C)
- South Beach Interior Drainage Area (Area D)
- South Beach Interior Drainage Area (Area E)



Areas A, B, and D include tide gates, sluice gates, road raisings, natural storage ponds, and excavated ponds. Areas C and E include tide gates, sluice gates, road raises, and networks of excavated ponds to a depth of approximately 2 feet NGVD 1929. The Interior Drainage Analysis identifies the interior drainage features as minimum facilities in Areas A, B and D. For Areas C and E, the selected plans were incrementally justified as improvements beyond the minimum facility. Where possible, the interior drainage plan was aligned and overlapped with Bluebelt. See Appendix II, *Interior Drainage Analysis*, for additional information.

III. Construction Contracts: The Project is to be implemented through two separate contracts:

i. Contract 1 consists of Interior Drainage Areas A and B and the LOP beginning at the vicinity of Hyland Blvd and Buffalo Street and ending at the vicinity of New Dorp Lane by Miller Field. Contract award is scheduled for March 2019 and Project construction is anticipated to be completed in June 2022.

ii. Contract 2 consists of Interior Drainage Areas C, D, and E and the LOP beginning at the vicinity of New Dorp Lane and ending at the vicinity of Ayers Road near Fort Wadsworth. Contract award is scheduled for March 2019 and Project construction is anticipated to be completed in June 2022.

c) **Required Lands, Easements, and Rights-of-Way (LER):** The Sponsor will entered into a partnering agreement with the City who will acquire the real estate interests needed for the construction of the proposed Project. The Sponsor will obtain the required easements from NYCDEP containing the required standard estates language and necessary covenants to run with the land therein. Easements will be recorded with the county prior the Corps' certification of real estate.

There are instances where an easement estate is recommended over an entire city-owned lot (or over a large portion therein). For these situations, an easement estate, oppose to fee, is recommended due to the City's desire to expand upon its Bluebelt initiative. Therefore, the City will retain its fee interest to the underlying land. Should the City pursue Bluebelt improvements on lands consisting of the Project, they would be subject to Section 14 of the Rivers and Harbors Act of 1899 (codified in 33 USC 408; "Section 408"), requiring permission from the Corps to authorize alteration or use of lands consisting of a Federal civil works project. See paragraph 21.b for additional information on Bluebelt. The following is a summary of the Project's real estate requirements, which includes streets and right-of-way areas:

| | |
|--------------------------|----------------------|
| Fee..... | ±42.58 acres |
| Permanent Easements..... | ±337.63 acres |
| Temporary Easements..... | ±48.93 acres |
| Total: | ±429.14 acres |



The Project impacts 713 parcels, including streets and right-of-ways. There are 211 privately-owned and 502 publicly-owned (including two Federally-owned) parcels affected by the Project. In some instances, more than one estate is required to be obtained over the lands of the same owner. The following is the required estates and acreage (which includes acres over streets and right-of-ways) needed to support the construction, operation, and maintenance of the Project:

I. Fee (Standard Estate No. 1): Approximately 42.58 acres (209 parcels) are required in fee. The fee acquisition recommended herein is solely resulting from the adverse impact an easement acquisition would have on a private landowner. There are instances where an easement is needed over an entire lot or a large portion thereof, causing a significant encumbrance to the owner. In such cases, a fee acquisition is recommended. In cases where an easement significantly encumbers a City-owned parcel, an easement estate is recommended therein for the previously stated reason. Upon the completion of fee acquisitions, only an easement interest is necessary to be conveyed to the Sponsor to support the Project. Costs associated with fee acquisitions (including acquisition costs at fee values) are eligible for crediting.

II. Flood Protection Levee Easement (Standard Estate No. 9): Approximately 60.66 acres (62 parcels) are required for the construction, operation, and maintenance of the buried seawall/armored levee (i.e., the LOP). Included is an area at the Greenbelt White Trail off of Hylan Boulevard which serves as the tie-off point of the LOP that has no assigned tax parcel identification number. The Greenbelt White Trail is part of the Willowbrook Parkway Right-of-Way Gateway National Recreation Area, which preserves open space and provides recreational opportunities. Approximately 0.448 of an acre is required in the Greenbelt White Trail area for the Flood Protection Levee Easement. Additionally, approximately 0.131 of an acre is required across Hylan Boulevard for the construction of a gate closure structure that is part of the LOP.

III. Pipeline Easement (Standard Estate No. 13): Approximately 0.041 of an acre (2 parcels) is required for the construction, operation and maintenance of an underground storm water drainage structure. The drainage structure is located at the vicinity of Block 4768 Lot 89 and will allow storm water to flow from the open space south of Kissam Avenue into the proposed East Pond.

IV. Road Easement (Standard Estate No. 13): Approximately 1.32 acres (15 parcels) are required to construct and maintain a road and maintenance vehicle access ramps.

i. Approximately 0.978 acres are required for the construction of an access road located seaward of the LOP at Oakwood Beach. The access road will provide vehicle access to facilitate the operation and maintenance of the proposed elevated interceptor manholes. See paragraph 17c regarding the relocation of existing sewer interceptor manholes.

ii. Approximately 0.342 acres are required to construct a maintenance vehicle access point to the LOP at Mill Road. The access point will allow maintenance vehicles entry to the LOP for maintenance and operation purposes.



V. Restrictive Easement (Standard Estate No. 19): Approximately 123.08 acres (295 parcels) are required to protect against future development to preserve open space for natural flooding, which is essential to the effectiveness of the proposed ponding areas. Development of open space would result in significant increase flooding caused by storm water runoff and undermine the Project, preventing it from achieving its stated flood reduction benefits. Coordination is ongoing with the Sponsor to identify whether the use of restrictive easements to preserve open space conflicts with state statute authorizing conservation and open space easements or restrictive covenants.

VI. Temporary Work Area Easement (Standard Estate No. 15): Approximately 48.93 acres (59 parcels) are required for staging and work area purposes. The required temporary work areas are generally adjacent to the lands required for construction of the LOP, often affecting the same owner. Included is approximately 1.004 acres and 0.243 acres required on lands consisting of the Greenbelt White Trail and Hylan Boulevard respectively for the same purposes discussed in paragraph 3c(II). Temporary work area easements will be required for the duration of the construction contracts identified in paragraph 3.b(III).

VII. Non-Standard Ponding Easement: Approximately 91.12 acres (210 parcels) are required, in perpetuity, for the excavation of 10 ponds that are part of the Project's storm water management system, which will provide greater volume for residual storm water retention during high intensity precipitation storm events. Ponds will be excavated at existing open space to retain residual flooding. Restrictive Easements will be acquired adjacent to the ponds to preserve open space and natural storage, which would otherwise result in significant increase flooding caused by storm water runoff and undermine the Project if developed. A physical taking analysis was determined not necessary for the increased residual flooding because the Interior Drainage Analysis identifies the interior drainage features as minimum facilities at Interior Drainage Areas A, B and D and incrementally justified as improvements beyond the minimum facility for Drainage Areas C and E. See Exhibit F for flood depth comparison between "with" and "without" project conditions. See Appendix II, *Interior Drainage Analysis*, for additional information.

There are no excavated material disposal requirements for the Project. The selected contractor will be responsible for transporting and disposing excavated material to an approved disposal site. See paragraph 5 for additional information on non-standard estates.

VIII. Non-Standard Wetland Easement: Approximately 61.41 acres (58 parcels) are required to construct and or enhance existing wetland features.

i. Approximately 46 acres are required to construct tidal wetlands features as part of an ecosystem-based approach to manage flood risk from coastal storms. The site draws upon the capacity of wetlands to reduce the impacts of storm surge and waves. The feature provides coastal storm risk management benefits and ecological benefits associated with restoring the functionality of the nearby tidal creek to restore the natural flushing of the wetlands and providing native species of plants to support the sustainability of this natural feature. See the Feasibility Report for additional information.



ii. Approximately 15.41 acres is required to enhance the wetland features of the Swamp White Oak Forest located at the northwest corner of Miller Field (Block 3930 Lot 90). Included is approximately 6.636 acres required over lands owned by the City of New York through its Department of Education (Block 3930 Lot 10). The proposed enhancement is provided to compensate for the loss of recreational opportunities at the beach area of Miller Army Airfield Historic District (hereinafter “Miller Field”) within the Gateway National Recreation Area (hereinafter “Gateway”). Gateway is a Federal designation that preserves and protects scarce and/or unique natural, cultural, and recreational resources that are rare for high dense urban environments. Title ownership of Miller Field is with the United States of America and maintained through the National Parks Service (NPS). Swamp White Oak Forest was identified by the NPS and is unique to Staten Island.

Wetland enhancement features will be constructed on NPS property under the authority of, and using funds provided by P.L. 113-2. Coordination with HQUSACE and Office of General Counsel determined that the proposed wetland enhancement features to be constructed on the lands of another Federal agency is appropriate and justified under P.L.113-2. See the Project’s Main Report and Environmental Impact Statement for additional details regarding wetlands mitigation at Miller Field.

A portion of the proposed wetland enhancement site extends into an adjacent lot owned by the City through its Department of Education. Coordination with the City and its Department of Education on the proposed wetland enhancement has been made and continues. While an easement will be obtained over the City parcel, coordination is ongoing with NPS to identify the appropriate authorizing document to allow wetland construction (see paragraph 7, Federally-owned Land). The language to this non-standard estate will be incorporated into the body of the NPS authorizing document.

Exhibit “B” identifies the impacted parcels and the real estate interest required therein. The recommended estates are provided in Exhibit “C”. The size of the real estate interests required for the Project as identified in this report are estimates based on available Geographic Information System (GIS) data. Since the Project is at a feasibility level study, the real estate requirements outlined in this REP are subject to change based upon project refinements during pre-construction, engineering and design (PED). The Sponsor is advised to obtain a land survey and legal description for all lands acquired to determine precise size and boundary limits and to obtain title insurance on all acquired property to protect against “defects” in title and to identify potential encumbrances. There are no real estate interests required for relocations, borrow material, or dredging, nor for excavated material disposal.

d) Appraisal Information: An appraisal cost estimate was completed in September 2014 and updated in May 2015. The total estimated land value for the required real estate is \$27,467,497, effective 18 May 2015. The total land value for Contract 1 is approximately \$11,291,659 and the total land value for Contract 2 is approximately \$16,175,838. The cost estimate was completed based on the appropriate wetland and upland nature of parcels and on a hypothetical condition and extra ordinary assumption. The subject properties may become



encumbered by easements required for the proposed Project creating an easement estate for Project purposes. The easements did not exist as of the date of the cost estimate. Therefore, the cost estimate was completed based on a hypothetical condition that easements will be executed within a reasonable time not to exceed one year from the effective date of the cost estimate. An extraordinary assumption was made that all LER required for the Project contained no contamination. The cost estimate was completed in accordance with feasibility studies under the Planning Paradigm (“SMART Planning”) and the 3x3x3 Rule. Since the value of the required LER does not exceed ten percent of the total Project cost, land values were prepared through a cost estimate – a rough order of magnitude on the value of the lands. A full land valuation based on surveyed boundaries would be required to establish a more accurate valuation, which the Sponsor will obtain during the LER acquisition process.

NYCDEP has been acquiring wetland property in fee in support of Bluebelt and compensating property owners at prices approaching upland values. NYCDEP approached the Corps on the LER valuation process and crediting of real estate acquisition costs for wetlands acquired at upland values. It is the Corps’ policy that any wetland acquired for the Project eligible for crediting will be credited to the Sponsor at a wetland value. CENAN-RE memorandum dated 7 Jan 15, subject: Land Valuation Process for Crediting Real Estate Acquisition Expenses for the South Shore of Staten Island Coastal Risk Management Project, was forward to HQUSACE (CEMP-CR), through Sandy Coastal Management Division (CENAD-PD-SC and North Atlantic Division (CENAD-PD-RE), requested confirmation on the Corps’ position on the matter. As a follow up to the CENAN-RE memorandum, HQ USACE (Chief Appraiser), in discussion with the USACE North Atlantic Division and USACE New York District, has indicated concurrence with the policy. The Corps will credit (if eligible) at the wetland value.

4. LER Owned by the Non-Federal Partner

The State of New York owns approximately 0.240 acres of land that is required for the Project. The following is a description of the LER required on New York State property:

| Parcel BBL No. | Acres | Estate Required |
|----------------|--------|------------------|
| 5041300655 | ±0.012 | Ponding Easement |
| 5041300666 | ±0.228 | Ponding Easement |

The State of New York is currently carrying out the NY Rising Buyout and Acquisition Program (the “NYS Buyout Program”) for property owners whose homes were substantially damaged by Hurricane Sandy or by other designated storms. The NYS Buyout Program is separate state initiative and is not part of the Project. With the aid of Federal funding, it offers homeowners located in low-lying, high-risk flood areas located in Staten Island and Long Island an opportunity to voluntarily sell their home to the state. Homeowners are offered up to 100% of the property’s pre-storm market value. Properties acquired under the program would be maintained as coastal buffer zones.



The Project requires the acquisition of temporary and permanent easements on NYS Buyout Program designated properties. A community at Oakwood Beach has been identified as eligible for the NYS Buyout Program where the Project proposes a temporary staging area, a portion of the LOP, and other project features. The Sponsor is actively acquiring real estate under the authority of the NYS Buyout Program. The Sponsor is not eligible for crediting of real estate acquisition expenses for LER acquired through the NYS Buyout Program since it utilizes Federal funds to support acquisitions.

Since Project construction is under the authority of, and uses funds provided by, P.L. 113-2, the Sponsor is eligible for credit for LER expenses it incurs after 29 January 2013. LER that has been acquired after 29 January 2013 will be identified through a chain of title obtained by the NFS for all lands acquired for the Project. LER acquired with the aid of Federal funds, or where a Federal agency's grant program requires the Sponsor to provide the land as a condition of receiving Federal Funds, are not eligible for crediting. USACE and the Sponsor will work closely to identify those lands eligible for crediting. See also paragraph 21.b for Federal funds provided for Bluebelt.

5. Non-Standard Estates

For the purposes summarized in paragraph 3, there are two recommended non-standard estates for the Project:

| | <u>Required</u> |
|-----------------------|-----------------|
| Ponding Easement..... | ±91.12 ac |
| Wetland Easement..... | ±61.41 ac |

By CENAN-RE memorandum dated 16 Dec 15, subject: Request Approval of non-Standard Ponding and Tidal Wetland Easements for the South Shore of Staten Island Coastal Storm Risk Management Project, the New York District submitted a draft of the proposed non-standard estates to HQ USACE for review and approval (see Exhibit "C" for non-standard estate language). The proposed non-standard estates have been reviewed by Project Delivery Team (PDT) for consistency with project requirements. The District Office of Counsel provided a legal certification for legal sufficiency. As of this report, formal approval of the non-standard estates from HQ USACE is pending.

6. Existing Federal Projects

a) *Section 103 Continued Authorities Program (CAP)* - USACE constructed a project in 1999 as part of Section 103 CAP to manage flood risk in the Oakwood Beach area. The CAP project is obsolete. All aspects and components of the existing CAP project will be removed and deactivated from CAP. The non-Federal Sponsor for the CAP project and proposed Project are the same. The NYSDEC fully supports the proposed Project, which includes the deactivation and removal of the CAP project.



b) Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA)
 - There is an ongoing study into the extent of contamination on Block 4994 Lot 1 that is part of a CERCLA investigation. A portion of the LOP passes through the lot, which is owned by the City through its Department of Parks and Recreation (hereinafter “NYC Parks”). See paragraph 18, *HTRW*, for additional information.

7. Federally-Owned Land

Approximately 15.94 acres (± 13.34 acres in permanent easements and ± 2.60 acres in temporary easements) are required over Federally-owned lands. However, easements will not be acquired by the Sponsor over Federal lands. The appropriate legal document will be determined after close coordination with the managing Federal agency as discussed below.

a) Miller Army Airfield Historic District - The Miller Army Airfield Historic District (Block 3930 Lot 90) (hereinafter “Miller Field”) was once used as an Army Air Corps base, but now serves as a site for recreational activities. It is listed with the National Register of Historic Places (NRHP) and is part of the Staten Island Unit of the Gateway National Recreation Area – a Federal designation that preserves and protects scarce and/or unique natural, cultural, and recreational resources in high dense urban environments. Title ownership of the Miller Field is with the United States of America, and managed by NPS. The following estates are required on Miller Field:

| | <u>Required</u> |
|--------------------------------------|-----------------|
| Flood Protection Levee Easement..... | ± 4.35 ac |
| Wetland Easement..... | ± 8.78 ac |
| Temporary Work Area Easement..... | ± 2.60 ac |

NPS has reviewed the relevant deed language and has determined that the deed allows the granting of an easement for the placement, maintenance and operation of a municipal facility to include an armored levee. NPS will grant to the City an easement for Project purposes. For NPS lands where wetlands mitigation will occur, NPS will provide a permit for construction therein. While USACE will provide adapting monitoring for a period of five years, NPS will be responsible for the operation and maintenance of the wetland area. Furthermore, on-going coordination will identify whether NPS requires approval from the Department of Interior, as the parent agency to NPS.

Adjacent to, but not included in Miller Army Airfield Historic District, is a 1943 concrete fire control tower. It was built to serve as a “base end station” which aided location of offshore targets through triangulation and worked in concert with stations at Fort Wadsworth on Staten Island and Fort Hamilton in Brooklyn. This structure is owned by NPS and was not included in the NRHP Nomination Form as a contributing element to Miller Field. Construction of the proposed LOP will require that the fire tower be demolished, an expense categorized as a



construction cost. Therefore, there are no requirements to relocate, replace, modify or restore any NPS facility at Miller Field. The Corps will evaluate the NRHP-eligibility of the tower and will continue to work with the NPS to minimize and/or mitigate for impacts to Miller Field. As per the Programmatic Agreement signed by USACE, NPS and the New York State Historic Preservation Office resolution of adverse effects to historic properties on NPS land will be developed by the 30% level of design to ensure the project construction schedule is not impacted. See the Feasibility Report and its Environmental Impact Statement appendix for additional information.

b) Block 4130 Lot 500 – According to public land records, fee title to this parcel is retained with the United States of America. The managing Federal agency is currently unknown. Available public resources to identify the managing agency provided no information. Approximately 0.20 of an acre is required for a non-standard Ponding Easement and approximately 0.01 of an acre is required for a Restrictive Easement therein. Efforts are on-going to identify the managing agency.

8. Navigational Servitude

Navigational Servitude is not applicable to the Project.

9. Maps

Real estate maps are provided in Exhibit “A” in two sets. One set pertains to the Project’s LOP, the other to its interior drainage. The Base Map provides an overview of the real estate requirements over the entire Project area.

10. Induced Flooding

The Project does not induce flooding.

11. Baseline Cost Estimate for Real Estate (BCERE)

An itemized BCERE is provided in Exhibit “D” in Micro-Computer Aided Cost Estimating System (MCACES) format for each Project contract. The Project’s total estimated real estate cost is \$84,915,428, which includes the total cost for the Project’s 01-Lands & Damages and 02-Relocation cost accounts.

| Cost Account | Contract 1 | Contract 2 | Total |
|--|----------------------------|----------------------------|----------------------------|
| 01-Lands & Damages | \$16,861,540 | \$25,754,888 | \$42,616,428 |
| 02-Relocations. | \$1,923,000 | \$40,376,000 | \$42,299,000 |
| <i>Total Project Real Estate Costs:</i> | <i>\$18,784,540</i> | <i>\$66,130,888</i> | <i>\$84,915,428</i> |



The Sponsor's estimated credible Lands, Easements, Rights-of-Way, Relocations, and Disposals (LERRD) expense is \$80,960,000 (rounded), which consists of non-Federal costs only.

| | Contract 1 | Contract 2 | Total |
|----------------------------|----------------------------|----------------------------|----------------------------|
| No. of Parcels | 245 | 468 | 713 |
| <u>LERRD Expense:</u> | | | |
| LER | \$16,210,822 | \$24,107,712 | \$40,318,534 |
| Relocations | \$1,923,000 | \$40,376,000 | \$42,299,000 |
| Disposals | \$0 | \$0 | \$0 |
| <i>Total LERRD:</i> | <i>\$18,133,822</i> | <i>\$64,483,712</i> | <i>\$82,617,534</i> |

If approved, the Project will be cost-shared (65% Federal and 35% Non-Federal) utilizing funds provided in P.L. 113-2. The Sponsor will be entitled to eligible LERRD credit toward the final cost at the cost-shared amount. The above costs include a 32.9% contingency that was established by the Project's Cost and Schedule Risk Analysis (CSRA) as provided in the Cost Appendix (Appendix IV).

12. Public Law 91-646, Uniform Relocation Assistance

Relocation assistance in accordance with Public Law 91-646 is not anticipated to be required for the Project.

13. Minerals and Timber Activity

There are no present or anticipated mineral activities or timber harvesting within the LER required for the Project.

14. Land Acquisition Experience and Capability of the Non-Federal Partner

The Non-Federal Partner's Capability Assessment Checklist is provided in Exhibit "E" herein. The Sponsor maintains the legal and professional capability and experience to acquire the LER for the construction, operation, and maintenance of the Project. The Sponsor has condemnation authority and other applicable authorities that may apply, if necessary, to support acquisition measures. Recently, the Sponsor has successfully acquired the real estate for the Atlantic Coast of New York City Rockaway Inlet to Norton Point (Sea Gate community of Coney Island) Shore Protection Project and is currently in the process of acquiring the real estate for the Fire Island Inlet to Moriches Inlet Stabilization Project.



Although not anticipated for the Project, the Sponsor is aware of Public Law 91-646 requirements, when applicable. The Sponsor is also aware of the requirement to document acquisition and incidental expenses associated with acquiring the LER for the Project for crediting purposes.

15. Zoning

No application or enactment of local zoning ordinances is anticipated in lieu of, or to facilitate, the acquisition of LER in connection with the Project.

16. Schedule of Acquisition

| <u>Milestone</u> | <u>Date</u> |
|--|-------------|
| PPA Execution..... | Jun 2017 |
| Sponsor's Notice to Proceed with Acquisition..... | Jun 2017 |
| Contract 1 Authorization for Entry for Construction..... | Nov 2018 |
| Contract 1 Certification of Real Estate..... | Nov 2018 |
| Contract 1 Ready to Advertise for Construction..... | Dec 2018 |
| Contract 2 Authorization for Entry for Construction..... | Nov 2018 |
| Contract 2 Certification of Real Estate..... | Nov 2018 |
| Contract 2 Ready to Advertise for Construction..... | Dec 2018 |

17. Relocation of Facilities or Public Utilities

There are five public facility/utility relocations included as part of the Project's LERRD. The Project's total estimated 02-Relcation cost is \$46,294,000 (Contract 1 is \$2,104,000 and Contract 2 is \$44,187,000). The following relocations are captured in the Project's 02-Relocations cost account:

Contract 1- beginning from the tie-off at Hyland Boulevard and ending at Miller Field.

a. Sanitary Sewer System- There is an existing sanitary sewer line owned by the City through its Department of Sanitation, which is located seaward of the LOP at Oakwood Beach. The area seaward of the LOP will remain exposed to inundation and elevating existing sewer interceptor manholes will reduce water intrusion into the interceptor pipe. The sewer interceptor manholes will be elevated to +10 ft. NGVD. A Road Easement will provide access to the elevated manholes.

b. Kissam Avenue Road Raising- a public road owned and maintained by the City through its Department of Transportation (NYCDOT) – will be raised to provide vehicle access to



the buried seawall/armored levee during storm events where the surrounding roadways will be inundated.

c. *Mill Road Resurfacing*- Mill Road, a public road owned and maintained by NYCDOT, will be raised to function as a levee to disallow or control storm water spillover between interior drainage areas. While the cost to elevate Mill Road is included as a construction cost, the cost to resurface Mill Road is a relocation expense.

Contract 2- beginning from Miller Field and ending at the tie-off at Fort Wadsworth.

a. *Boardwalk and Promenade Modification/Replacement* - Along the Project area there is an existing elevated wooden boardwalk (approximately 1.5 miles) and an existing at grade, paved promenade (approximately 1 mile) at a width of approximately 40ft (collectively referred to as “public walkway”). It is owned by the City through its Department of Parks and Recreation. The proposed LOP impacts the public walkway and requires its removal for construction. The Project proposes the construction of a functionally equivalent public walkway, including public access to the shoreline, within its respective right-of-way. This costs includes the modification or replacement of existing public access points to the beach and pier. There are no private concessions located on the boardwalk requiring relocation.

b. *Recreational Facilities*- The following City-owned recreational facilities will be repositioned/reconstructed to accommodate the LOP:

| Vicinity Location | Facility |
|------------------------------|-----------------------------------|
| Near Fort Wadsworth | Playground, parking lot |
| South Beach | Baseball field, bike path, gazebo |
| Ocean Breeze & Midland Beach | Waterfront Park & Splash Plaza |
| Midland Beach Park | Multipurpose field |

c. *Resurfacing at the intersection of Seaview Avenue and Father Capodanno Boulevard*- The intersection at Seaview Avenue and Father Capadanno Boulevard, public streets owned and maintained by NYCDOT, will be raised to function as a levee to disallow or control storm water spillover between interior drainage areas. While the cost to elevate Mill Road is included as a construction cost, the cost to resurface the intersection is a relocation expense.

The above described public facilities and utilities will require temporary or permanent relocation (they are not removals). They have been identified as eligible for compensation under the substitute facilities doctrine. The substitute facilities doctrine provides an alternate means of just compensation to property owners affected by an acquisition or taking of property in order to place them in as good a position as if the property had not been acquired or taken. The measurement of just compensation, as it relates to the substitute facilities doctrine, has been required only when fair market value has been too difficult to ascertain or when its application



would result in manifest injustice to the owner or the public. In such cases, the cost of constructing a substitute facility may be used as the measure of just compensation paid to the facility/utility owner where a substitute facility/utility is necessary. The substitute facilities doctrine is the foundation for the concept of “relocation” as applied to the implementation of water resources projects by the Corps. Engineering Regulation 405-1-12, Real Estate Handbook, Change 31, 1 May 98, (hereinafter “Real Estate Handbook”) defines the term “relocation” as generally meaning:

To provide a functionally equivalent facility to the owner of an existing utility, cemetery, highway, or other eligible public facility and railroad when such action is authorized in accordance with applicable legal principles of just compensation. Providing a functionally equivalent facility may take the form of alteration, lowering, raising, or replacement (and attendant removal) of the affected facility or part thereof.

As a result of the Project’s impact to the above described facilities/utilities, there is a requirement to perform such relocation and provide functionally equivalent substitute facilities, in-place or moved, as just compensation for the property owners. There are no requirements to acquire additional LER to perform the relocations described herein. The Corps is in coordination with all respective City agencies regarding the relocations, which have all expressed support for the Project.

All public facilities/utilities described above are considered Project LERRD expenses and a non-Federal responsibility. Relocation costs are creditable toward the Sponsor’s cost shared amount. The extent of any potential utility relocation or driveway modifications required due to road raisings will be known upon completion of appropriate surveys during Pre-construction, Engineering and Design (PED). If utilities are identified for relocation or driveways are to be modified to grade levels in accordance with local building codes, the associated costs will be included as a LERRD expense and this report will be updated accordingly. Costs to permanently remove existing utilities will be considered a construction cost.

In accordance with CEMP-CR memorandum dated 10 Jan 13, subject: Real Estate Policy Guidance Letter No. 31-Real Estate Support to Civil Works Planning Paradigm (3x3x3), a preliminary attorney’s opinion of compensability was not prepared since the Project’s relocation costs does not exceed 30% of the estimated total project costs. Any conclusion or categorization contained in the report that an item is a utility or facility relocation to be performed by the Sponsor as part of its LERRD responsibilities is preliminary only. The Corps will make a final determination of the relocations necessary for the construction, operation, or maintenance of the Project after further analysis and completion and approval of a Final Attorney’s Opinion of Compensability for each of the impacted utilities and facilities.

18. Hazardous, Toxic, and Radioactive Waste (HTRW)

Preliminary investigations indicate possible soil or groundwater contaminants within or surrounding the properties and drainage areas of the Project. At some locations, the conclusion



is based on Phase II testing. At other locations, additional site testing may be necessary. Furthermore, there has been recent discovery of radiological contamination at Great Kills National Park that extends into NYC Parks land at the vicinity of Block 4994 lot 1 and Lot 200. Sections of the Great Kills Park are closed to visitation as a result of contamination. NPS initiated a wider investigation into the extent of contamination at the site in the form of a Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) process in 2010. NPS has identified a plan to determine the nature and extent of contamination and remediate the site to a condition unencumbered by contamination prior to Project construction.

At all sites where contaminated soil or groundwater might be disturbed, the Corps would implement a Construction Health and Safety Program (CHASP) and Remedial Action Plan (RAP). In addition, all excavated soil would be handled and managed in accordance with all applicable city, state, and Federal regulations. HTRW within the Project area is expected to be removed and remediate prior to Project construction. See the Feasibility Report, Section 3.8, *HTRW*, for additional information.

19. Project Support

Public meetings were held in August 2015 where local officials and residents expressed support for the Project. However, NYCDEP and the State of New York have experienced some hesitation from property owners with their respective land acquisition buyout programs. In cases where these lands have also been identified to be required for Project, the Corps will reassess the Project in an attempt to avoid acquisition of these parcels. If properties are unavoidable, the Sponsor will take the necessary course to secure the real estate for the Project. Any modification to the LER required for the Project will be documented with an amendment to this REP.

20. Notification to Non-Federal Partner

Based on its past sponsorship of other USACE water resource (Civil Works) projects and ongoing discussions during the Project's feasibility phase, the Sponsor is aware of the risks of acquiring the LER required for the Project in advance of signing the PPA. However, in accordance with the Real Estate Handbook, a formal written notice identifying the risks associated with acquiring the LER for the Project prior to the full execution of the PPA was provided to the Sponsor through letter dated 6 October 2014.

21. Additional Information

a) Parkland Alienation - The Project requires the city to convey easements, which are considered interests in real estate, on municipally-owned parkland to the Sponsor that will change its use. Since dedicated parkland is inalienable in New York, when a change in parkland use is necessary to advance a public purpose, a "parkland alienation" bill enacted by the NYS Legislature and approved by the Governor is required. Ongoing coordination with the Sponsor and NYC Parks



continues to facilitate appropriate state legislation to allow the conveyance of easements on dedicated parklands for Project purposes.

b) Bluebelt Federal Funding - NYCDEP has been actively acquiring properties in fee simple interest within the Project area in support of Bluebelt. Certain “Bluebelt properties” are required for the Project’s interior drainage and will be available for the Project. Bluebelt is working to utilize the aid of Federal grants to support real estate acquisitions. As of the date of this REP, no Federal grants have been received by the City of New York for real estate acquisitions. The Sponsor is not eligible for LERRD crediting for expenses covered with the aid of Federal funding or for LERRD expenses occurring prior to 29 January 2013, the date P.L. 113-2 was enacted.

I. Community Development Block Grant (CDBG)- The CDBG is funded through the NY Rising Buyout and Acquisition Program by the Dept. of Housing and Urban Development. The grant is for the construction of Bluebelt features, two of which have been identified by NYCDEP as BMPs NC-13 and NC-14. These two sites, located just south of Hylan Boulevard at Seaver Avenue, are included as part of the Project’s interior drainage areas, identified as Pond 7 in the Real Estate Base Map (See Exhibit “A”). NYCDEP has confirmed no Federal funds will be used to support real estate acquisitions of NC-13 and NC-14. The Sponsor will be eligible for LERRD credit for the real estate acquisitions associated with Pond 7. The Sponsor has also confirmed with the General Counsel of the Governor’s Office of Storm Water Recovery that the use of the properties acquired with the aid of CDBG funds does not conflict with land use restrictions and the proposed Project construction.

II. Emergency Watershed Protection Program (EMWP) - Two Federal grants have been obtained for Bluebelt construction through the EMWP, which is administered by the Dept. of Agriculture, National Resource Conservation Service (USDA NRCS). The Federal grants provided to the City are for Bluebelt construction only that occurring at the vicinity of the ponds located in Interior Drainage C. The USDA NRCS will not acquire any real estate interest on any lands required for the Project. Nor is there a requirement for the Sponsor or City to provide lands as a condition of receiving funding for the activities undertaken on City property. Consequently, there are no compatibility concerns between the EMWP and the Project.

c) Historical Sites - Other than the Miller Army Airfield Historic District discussed in paragraph 7, there are no other known sites listed with the National Register of Historical Places that are located within or adjacent to the LER required for the Project.

22. Point of Contacts

The points of contact for this real estate plan is the Real Estate Project Delivery Team member Realty Specialist Carlos E. Gonzalez at (917)790-8465 (email: Carlos.E.Gonzalez@usace.army.mil) or the undersigned at (917)790-8430 (email: Noreen.D.Dresser@usace.army.mil).



23. Recommendations

This report has been prepared in accordance with the Real Estate Handbook. It is recommended that this report be approved.



NOREEN DEAN DRESSER
Chief, Real Estate Division
Real Estate Contracting Officer



EXHIBIT “A”
REAL ESTATE MAPS

[THE PROJECT'S REAL ESTATE MAPS ARE PROVIDED AS A SEPARATE ATTACHMENT]

EXHIBIT “B”
PARCEL DATA

Exhibit “B”
Parcel Data

Contract 1

| Parcel BBL ¹ No. | Owner’s Name | Property Location | Fee | FPLE ² | Pipeline Easement | Ponding Easement | Restrictive Easement | Road Easement | Wetland Easement | TWAE ³ |
|-----------------------------|-----------------------|------------------------|-------|-------------------|-------------------|------------------|----------------------|---------------|------------------|-------------------|
| 5041050050 | NYC Parks | 126 Cedar Grove Avenue | | 9.520 | | | 6.300 | 0.209 | 15.969 | 4.647 |
| 5041080001 | Trevett Holdings LLC | Roma Avenue | 0.082 | | | | | | | |
| 5041080003 | Trevett Holdings LLC | Roma Avenue | 0.235 | | | | | | | |
| 5041080009 | Trevett Holdings LLC | Roma Avenue | 0.098 | | | | | | | |
| 5041080012 | Trevett Holdings LLC | Roma Avenue | 0.092 | | | | | | | |
| 5041080045 | NYC Parks | 70 Cedar Grove Avenue | | 0.639 | | 4.302 | 19.324 | | | |
| 5041300001 | JMS 118 LLC | Cedar Grove Avenue | 2.867 | | | | | | | |
| 5041300070 | JMS 118 LLC | Agda Street | 3.604 | | | | | | | |
| 5041300200 | NYC Parks | Roma Avenue | | | | 10.494 | 2.575 | | | |
| 5041300500 | U.S. Government | Roma Avenue | | | | 0.202 | 0.006 | | | |
| 5041300655 | State of New York | Roma Avenue | | | | 0.012 | | | | |
| 5041300666 | State of New York | Finley Avenue | | | | 0.228 | | | | |
| 5041600001 | NYC Parks | Kissam Avenue | | | | 0.130 | 0.215 | | | |
| 5041600010 | NYC Parks | Kissam Avenue | | | | 0.020 | 0.028 | | | |
| 5041600011 | Housing Trust Fund Co | 69 Kissam Avenue | | | | 0.044 | 0.060 | | | |
| 5041600013 | Housing Trust Fund Co | 67 Kissam Avenue | | | | 0.043 | 0.055 | | | |
| 5041600016 | Tortorella Nancy D. | Kissam Avenue | 0.096 | | | | | | | |
| 5041600018 | Tortorella, Frank D. | 55 Kissam Avenue | 0.094 | | | | | | | |
| 5041600020 | Housing Trust Fund Co | 51 Kissam Avenue | | | | 0.051 | 0.054 | | | |
| 5041600023 | Housing Trust Fund Co | Kissam Avenue | | | | 0.050 | 0.050 | | | |
| 5041600026 | Housing Trust Fund Co | 45 Kissam Avenue | | | | 0.050 | 0.053 | | | |
| 5041600029 | NYC Parks | Kissam Avenue | | | | 0.049 | 0.044 | | | |
| 5041600031 | NYC Parks | Kissam Avenue | | | | 0.052 | 0.045 | | | |

¹ Borough Block Lot
² Flood Protection Levee Easement
³ Temporary Work Area Easement
*All numbers are represented in acres and are approximations of the required real estate interest.

Exhibit “B”
Parcel Data

Contract 1

| Parcel BBL ¹ No. | Owner’s Name | Property Location | Fee | FPLE ² | Pipeline Easement | Ponding Easement | Restrictive Easement | Road Easement | Wetland Easement | TWAE ³ |
|-----------------------------|-----------------------|-------------------|-------|-------------------|-------------------|------------------|----------------------|---------------|------------------|-------------------|
| 5041600034 | NYC Parks | Kissam Avenue | | | | 0.053 | 0.044 | | | |
| 5041600037 | Housing Trust Fund Co | 31 Kissam Avenue | | | | 0.016 | 0.034 | | | |
| 5041600038 | Vejselovski, Arun | 27 Kissam Avenue | 0.099 | | | | | | | |
| 5041600041 | NYC Parks | Kissam Avenue | | | | | 0.096 | | | |
| 5041600044 | NYC Parks | Kissam Avenue | | | | | 0.051 | | | |
| 5041600045 | NYC Parks | Kissam Avenue | | | | | 0.098 | | | |
| 5041600048 | Richard Oneto | 11 Kissam Avenue | 0.151 | | | | | | | |
| 5041600051 | Housing Trust Fund Co | 7 Kissam Avenue | | | | | 0.051 | | | |
| 5041600052 | Housing Trust Fund Co | 3 Kissam Avenue | | | | | 0.053 | | | |
| 5041600054 | Housing Trust Fund Co | 472 Mill Road | | | | | 0.066 | | | |
| 5041600059 | NYC Parks | Mill Road | | 0.527 | | 5.489 | 1.361 | 0.166 | | |
| 5041600070 | NYC Parks | Mill Road | | 1.682 | | 14.115 | 1.860 | 0.397 | 0.771 | |
| 5041600100 | NYC Parks | Mill Road | | 0.400 | | 4.138 | 1.621 | | | |
| 5041600318 | NYC Parks | Mill Road | | | | | | 0.007 | | |
| 5041600321 | NYC Parks | Kissam Avenue | | 0.070 | | | | 0.075 | | |
| 5041600325 | NYC Parks | Kissam Avenue | | 0.048 | | | | | | |
| 5041600327 | NYC Parks | Kissam Avenue | | 0.048 | | | | | | |
| 5041600328 | NYC Parks | Kissam Avenue | | 0.048 | | | | | | |
| 5041600329 | NYC Parks | Kissam Avenue | | 0.027 | 0.041 | 0.020 | 0.109 | | | |
| 5041600334 | NYC Parks | Kissam Avenue | | | | 0.019 | 0.081 | | | |
| 5041600337 | NYC Parks | Kissam Avenue | | | | 0.020 | 0.076 | | | |
| 5041600339 | Housing Trust Fund Co | 121 Kissam Avenue | | | | 0.020 | 0.070 | | | |
| 5041600341 | Housing Trust Fund Co | 115 Kissam Avenue | | | | 0.025 | 0.079 | | | |
| 5041600349 | Housing Trust Fund Co | 103 Kissam Avenue | | | | 0.080 | 0.219 | | | |
| 5041600352 | Housing Trust Fund Co | 99 Kissam Avenue | | | | 0.029 | 0.067 | | | |
| 5041600355 | Housing Trust Fund Co | 95 Kissam Avenue | | | | 0.031 | 0.066 | | | |
| 5041600358 | Housing Trust Fund Co | 93 Kissam Avenue | | | | 0.015 | 0.031 | | | |

Exhibit “B”
Parcel Data

Contract 1

| Parcel BBL ¹ No. | Owner’s Name | Property Location | Fee | FPLE ² | Pipeline Easement | Ponding Easement | Restrictive Easement | Road Easement | Wetland Easement | TWAE ³ |
|-----------------------------|-------------------------|-------------------|-------|-------------------|-------------------|------------------|----------------------|---------------|------------------|-------------------|
| 5041600359 | Elders Management Corps | 91 Kissam Avenue | 0.052 | | | | | | | |
| 5041600360 | Elderts M. Co | Kissam Avenue | 0.052 | | | | | | | |
| 5046930007 | NYC DEP | Dugdale Street | | | | | 0.098 | | | |
| 5046930008 | NYC DEP | Dugdale Street | | | | | 0.048 | | | |
| 5046930009 | R. Chesebrough | Dugdale Street | 0.063 | | | | | | | |
| 5046930011 | S. Berman | Amherst Avenue | 0.205 | | | | | | | |
| 5046930015 | Ackerman Sylvia | Amherst Avenue | 0.146 | | | | | | | |
| 5046930018 | NYC DEP | Fairbanks Avenue | | | | | 0.180 | | | |
| 5046930022 | Wadsworth Richmond Co | Fairbanks Avenue | 0.138 | | | | | | | |
| 5046940001 | NYC DEP | Dugdale Street | | | | | 0.058 | | | |
| 5046940003 | NYC DEP | Dugdale Street | | | | | 0.278 | | | |
| 5046940009 | Frank H. Feinberg | Dugdale Street | 0.088 | | | | | | | |
| 5046940011 | S. Berman | Riga Street | 0.105 | | | | | | | |
| 5046940013 | M. Berman | Riga Street | 0.101 | | | | | | | |
| 5046940015 | M. Berman | Riga Street | 0.153 | | | | | | | |
| 5046940018 | M. Berman | Fairbanks Avenue | 0.139 | | | | | | | |
| 5046940021 | Miller Jonas | Fairbanks Avenue | 0.184 | | | | | | | |
| 5046940025 | Mary Dimos Tamsen | Fairbanks Avenue | 0.138 | | | | | | | |
| 5046940028 | M. Berman | Amherst Avenue | 0.251 | | | | | | | |
| 5046940034 | De Vito Joseph | Amherst Avenue | 0.104 | | | | | | | |
| 5047280002 | NYC DEP | Grayson Street | | | | | 0.036 | | | |
| 5047360001 | NYC DEP | Fairbanks Avenue | | | | | 0.209 | | | |
| 5047360006 | NYC DEP | Fairbanks Avenue | | | | | 0.186 | | | |
| 5047360012 | NYC DEP | Brook Avenue | | | | | 0.116 | | | |
| 5047360015 | NYC DEP | Brook Avenue | | | | | 0.094 | | | |
| 5047370001 | NYC DEP | Fairbanks Avenue | | | | | 0.183 | | | |
| 5047370005 | NYC DEP | Fairbanks Avenue | | | | | 0.091 | | | |

Exhibit “B”
Parcel Data

Contract 1

| Parcel BBL ¹ No. | Owner’s Name | Property Location | Fee | FPLE ² | Pipeline Easement | Ponding Easement | Restrictive Easement | Road Easement | Wetland Easement | TWAE ³ |
|-----------------------------|-----------------|-------------------|-------|-------------------|-------------------|------------------|----------------------|---------------|------------------|-------------------|
| 5047370007 | NYC DEP | Fairbanks Avenue | | | | | 0.090 | | | |
| 5047370009 | NYC DEP | Fairbanks Avenue | | | | | 0.136 | | | |
| 5047370013 | NYC DEP | Lynn Street | | | | | 0.139 | | | |
| 5047370014 | NYC DEP | Lynn Street | | | | | 0.145 | | | |
| 5047370018 | NYC DEP | Falcon Avenue | | | | | 0.143 | | | |
| 5047380001 | NYC DEP | Amherst Avenue | | | | | 0.916 | | | |
| 5047390001 | NYC DEP | Fairbanks Avenue | | | | | 1.681 | | | |
| 5047400001 | NYC DEP | Brook Avenue | | | | | 0.093 | | | |
| 5047400007 | NYC DEP | Brook Avenue | | | | | 0.054 | | | |
| 5047400009 | NYC DEP | Brook Avenue | | | | | 0.082 | | | |
| 5047400011 | NYC DEP | Brook Avenue | | | | | 0.121 | | | |
| 5047400013 | NYC DEP | Brook Avenue | | | | | 0.082 | | | |
| 5047400014 | NYC DEP | Brook Avenue | | | | | 0.096 | | | |
| 5047400015 | NYC DEP | Brook Avenue | | | | | 0.113 | | | |
| 5047400016 | NYC DEP | Brook Avenue | | | | | 0.399 | | | |
| 5047400021 | NYC DEP | Brook Avenue | | | | | 0.199 | | | |
| 5047400024 | NYC DEP | Brook Avenue | | | | | 0.481 | | | |
| 5047400033 | NYC DEP | Brook Avenue | | | | | 0.112 | | | |
| 5047400035 | NYC DEP | Brook Avenue | | | | | 0.057 | | | |
| 5047400036 | NYC DEP | Brook Avenue | | | | | 0.056 | | | |
| 5047400037 | NYC DEP | Brook Avenue | | | | | 0.224 | | | |
| 5047400041 | NYC DEP | Brook Avenue | | | | | 0.116 | | | |
| 5047400043 | NYC DEP | Brook Avenue | | | | | 0.170 | | | |
| 5047400046 | NYC DEP | Brook Avenue | | | | | 0.085 | | | |
| 5047460048 | Rhea Slade | Emmet Avenue | 0.102 | | | | | | | |
| 5047460049 | Edward N. Slade | Emmet Avenue | 0.621 | | | | | | | |
| 5047460054 | Edward N. Slade | Emmet Avenue | 0.162 | | | | | | | |

Exhibit “B”
Parcel Data

Contract 1

| Parcel BBL ¹ No. | Owner’s Name | Property Location | Fee | FPLE ² | Pipeline Easement | Ponding Easement | Restrictive Easement | Road Easement | Wetland Easement | TWAE ³ |
|-----------------------------|-----------------------|---------------------|-------|-------------------|-------------------|------------------|----------------------|---------------|------------------|-------------------|
| 5047460058 | Edward N. Slade | Emmet Avenue | 0.057 | | | | | | | |
| 5047460059 | Edward N. Slade | Emmet Avenue | 0.125 | | | | | | | |
| 5047460062 | Edward N. Slade | Emmet Avenue | 0.115 | | | | | | | |
| 5047460066 | Edward N. Slade | Riga Street | 0.219 | | | | | | | |
| 5047460069 | Edward N. Slade | Riga Street | 0.062 | | | | | | | |
| 5047460070 | Edward N. Slade | Riga Street | 0.120 | | | | | | | |
| 5047460071 | Edward N. Slade | Riga Street | 0.085 | | | | | | | |
| 5047460073 | Edward N. Slade | Riga Street | 0.084 | | | | | | | |
| 5047460075 | Spartan Ram Corp | Fairbanks Avenue | 0.087 | | | | | | | |
| 5047460077 | Edward N. Slade | Fairbanks Avenue | 0.045 | | | | | | | |
| 5047460078 | Edward N. Slade | Fairbanks Avenue | 0.136 | | | | | | | |
| 5047460081 | Edward N. Slade | Fairbanks Avenue | 0.091 | | | | | | | |
| 5047460083 | Helen Craniotes | Fairbanks Avenue | 0.091 | | | | | | | |
| 5047540045 | Housing Trust Fund Co | 460 Stoneham Street | | | | | 0.113 | | | |
| 5047540047 | Housing Trust Fund Co | Mill Road | | | | | 0.090 | | | |
| 5047540049 | Housing Trust Fund Co | 8 Kissam Avenue | | | | | 0.053 | | | |
| 5047540050 | Szalkiewicz, Joseph | 10 Kissam Avenue | 0.045 | | | | | | | |
| 5047540051 | Szalkiewicz, Joseph | 12 Kissam Avenue | 0.048 | | | | | | | |
| 5047540053 | Costa, Franca T. | 14 Kissam Avenue | 0.052 | | | | | | | |
| 5047540054 | Housing Trust Fund Co | 16 Kissam Avenue | | | | | 0.051 | | | |
| 5047540055 | Housing Trust Fund Co | 18 Kissam Avenue | | | | | 0.048 | | | |
| 5047540057 | Housing Trust Fund Co | 20 Kissam Avenue | | | | | 0.049 | | | |
| 5047540058 | Kolpak, Czeslaw | 22 Kissam Avenue | 0.049 | | | | | | | |
| 5047540059 | Housing Trust Fund Co | 24 Kissam Avenue | | | | | 0.051 | | | |
| 5047540060 | Housing Trust Fund Co | 26 Kissam Avenue | | | | | 0.049 | | | |
| 5047540062 | Dungan, Jonathan | 38 Kissam Avenue | 0.053 | | | | | | | |
| 5047540063 | Housing Trust Fund Co | 32 Kissam Avenue | | | | | 0.100 | | | |

Exhibit “B”
Parcel Data

Contract 1

| Parcel BBL ¹ No. | Owner’s Name | Property Location | Fee | FPLE ² | Pipeline Easement | Ponding Easement | Restrictive Easement | Road Easement | Wetland Easement | TWAE ³ |
|-----------------------------|-----------------------|--------------------|-------|-------------------|-------------------|------------------|----------------------|---------------|------------------|-------------------|
| 5047680046 | Housing Trust Fund Co | 70 Kissam Avenue | | | | | 0.087 | | | |
| 5047680048 | Housing Trust Fund Co | 72 Kissam Avenue | | | | | 0.046 | | | |
| 5047680050 | Housing Trust Fund Co | Kissam Avenue | | | | | 0.045 | | | |
| 5047680071 | Housing Trust Fund Co | 108 Kissam Avenue | | | | | 0.043 | | | |
| 5047680075 | Housing Trust Fund Co | 114 Kissam Avenue | | | | | 0.088 | | | |
| 5047680082 | Eric Nelson And Nancy | 126 Kissam Avenue | 0.106 | | | | | | | |
| 5047680089 | Zygmunt Maslowski | Kissam Avenue | 0.186 | | | | | | | |
| 5047820025 | Z Maslowski M. Wanzie | Promenade Avenue | 0.293 | | | | | | | |
| 5047820038 | Z Maslowski-M. Wanzie | Kissam Avenue | 0.052 | | | | | | | |
| 5047820039 | Z Maslowski-M. Wanzie | Kissam Avenue | 0.052 | | | | | | | |
| 5047820040 | NYC DEP | Kissam Avenue | | 0.052 | | | | | | |
| 5047820041 | Z Maslowski-M. Wanzie | Kissam Avenue | 0.102 | | | | | | | |
| 5047850001 | Cum, Maria Christina | Promenade Avenue | 0.732 | | | | | | | |
| 5047870001 | NYC Parks | Cedar Grove Avenue | | | | | | | 10.120 | |
| 5047870002 | NYC Parks | Great Kills Lane | | | | | | | 0.004 | |
| 5047870003 | NYC Parks | Great Kills Lane | | | | | | | 0.012 | |
| 5047870004 | NYC Parks | Great Kills Lane | | | | | | | 0.011 | |
| 5047870005 | NYC Parks | Great Kills Lane | | | | | | | 0.023 | |
| 5047870007 | NYC Parks | Great Kills Lane | | | | | | | 0.011 | |
| 5047870008 | NYC Parks | Great Kills Lane | | | | | | | 0.011 | |
| 5047870012 | NYC Parks | Great Kills Lane | | | | | | | 0.011 | |
| 5047870020 | NYC Parks | Cedar Grove Avenue | | | | | | | 0.529 | |
| 5047870026 | NYC Parks | Cedar Grove Avenue | | | | | | | 0.356 | |
| 5047870031 | NYC Parks | Cedar Grove Avenue | | | | | | | 0.369 | |
| 5047870037 | NYC Parks | Cedar Grove Avenue | | | | | | | 0.385 | |
| 5047870045 | NYC Parks | Cedar Grove Avenue | | | | | | | 0.783 | |
| 5047880011 | NYC Parks | Cedar Grove Avenue | | 0.424 | | | | 0.006 | | 0.081 |

Exhibit “B”
Parcel Data

Contract 1

| Parcel BBL ¹ No. | Owner’s Name | Property Location | Fee | FPLE ² | Pipeline Easement | Ponding Easement | Restrictive Easement | Road Easement | Wetland Easement | TWAE ³ |
|-----------------------------|-----------------------|------------------------|-------|-------------------|-------------------|------------------|----------------------|---------------|------------------|-------------------|
| 5047880105 | NYC Parks | Cedar Grove Avenue | | 0.199 | | | | 0.010 | | 0.036 |
| 5047880200 | NYC Parks | Cedar Grove Avenue | | 0.228 | | | | 0.019 | | 0.041 |
| 5047880290 | NYC Parks | Cedar Grove Avenue | | 0.238 | | | | 0.025 | | 0.043 |
| 5047880375 | NYC Parks | Cedar Grove Avenue | | 0.646 | | | | 0.083 | | 0.113 |
| 5047910046 | NYC DCAS | Fox Beach Avenue | | | | | | | 0.027 | |
| 5047910050 | Housing Trust Fund Co | 39 Fox Beach Avenue | | | | | | | 0.036 | |
| 5047910051 | Housing Trust Fund Co | Fox Beach Avenue | | | | | | | 0.033 | |
| 5047910052 | Housing Trust Fund Co | Fox Beach Avenue | | | | | | | 0.034 | |
| 5047910053 | Housing Trust Fund Co | 45 Fox Beach Avenue | | | | | | | 0.034 | |
| 5047910054 | Housing Trust Fund Co | Fox Beach Avenue | | | | | | | 0.037 | |
| 5047910055 | Housing Trust Fund Co | 49 Fox Beach Avenue | | | | | | | 0.033 | |
| 5047910056 | Housing Trust Fund Co | 51 Fox Beach Avenue | | | | | | | 0.066 | |
| 5047910057 | Housing Trust Fund Co | Fox Beach Avenue | | | | | | | 0.033 | |
| 5047910058 | NYC DCAS | Fox Beach Avenue | | | | | | | 0.004 | |
| 5047910061 | Housing Trust Fund Co | 633 Cedar Grove Avenue | | 0.129 | | | | | | |
| 5047910066 | Gregory Epshteyn | 71 Fox Beach Avenue | 0.056 | | | | | | | |
| 5047910071 | Sheynfeld, Zinoviy | 80 Fox Lane | 0.094 | | | | | | | |
| 5047910073 | Housing Trust Fund Co | 627 Cedar Grove Avenue | | 0.095 | | | | | | |
| 5047910082 | NYC DCAS | Great Kills Lane | | | | | | | 0.029 | |
| 5047910084 | Housing Trust Fund Co | Fox Beach Avenue | | | | | | | 0.032 | |
| 5047910085 | Housing Trust Fund Co | Great Kills Lane | | | | | | | 0.037 | |
| 5047910087 | Randall S. Downer | Great Kills Lane | 0.068 | | | | | | | |
| 5047910089 | Robert J. Guddahl | Great Kills Lane | 0.033 | | | | | | | |
| 5047910090 | Housing Trust Fund Co | Great Kills Lane | | | | | | | 0.031 | |
| 5047910091 | A. Stiering | Great Kills Lane | 0.014 | | | | | | | |
| 5047920058 | Housing Trust Fund Co | 106 Fox Beach Avenue | | | | | | | | 0.157 |
| 5047920061 | Housing Trust Fund Co | 102 Fox Beach Avenue | | | | | | | | 0.160 |

Exhibit “B”
Parcel Data

Contract 1

| Parcel BBL ¹ No. | Owner’s Name | Property Location | Fee | FPLE ² | Pipeline Easement | Ponding Easement | Restrictive Easement | Road Easement | Wetland Easement | TWAE ³ |
|-----------------------------|-----------------------|------------------------|-----|-------------------|-------------------|------------------|----------------------|---------------|------------------|-------------------|
| 5047920063 | Housing Trust Fund Co | 98 Fox Beach Avenue | | | | | | | | 0.073 |
| 5047920066 | Housing Trust Fund Co | 96 Fox Beach Avenue | | | | | | | | 0.034 |
| 5047920068 | Housing Trust Fund Co | 94 Fox Beach Avenue | | | | | | | | 0.036 |
| 5047920069 | Housing Trust Fund Co | 92 Fox Beach Avenue | | | | | | | | 0.071 |
| 5047920071 | Housing Trust Fund Co | 90 Fox Beach Avenue | | | | | | | | 0.038 |
| 5047920072 | Housing Trust Fund Co | 88 Fox Beach Avenue | | | | | | | | 0.083 |
| 5047920073 | Housing Trust Fund Co | 84 Fox Beach Avenue | | | | | | | | 0.154 |
| 5047920076 | Housing Trust Fund Co | 80 Fox Beach Avenue | | | | | | | | 0.054 |
| 5047920078 | Housing Trust Fund Co | 78 Fox Beach Avenue | | | | | | | | 0.052 |
| 5047920082 | Housing Trust Fund Co | 107 Tarlton Street | | | | | | | | 0.048 |
| 5047920083 | Housing Trust Fund Co | 105 Tarlton Street | | | | | | | | 0.032 |
| 5047920084 | Housing Trust Fund Co | 103 Tarlton Street | | | | | | | | 0.052 |
| 5047920090 | Housing Trust Fund Co | Tarlton Street | | | | | | | | 0.044 |
| 5047920092 | Housing Trust Fund Co | Tarlton Street | | | | | | | | 0.036 |
| 5047920093 | Housing Trust Fund Co | 91 Tarlton Street | | | | | | | | 0.146 |
| 5047920101 | Housing Trust Fund Co | 77 Tarlton Street | | | | | | | | 0.050 |
| 5047920201 | Housing Trust Fund Co | 74 Fox Beach Avenue | | 0.056 | | | | | | 0.104 |
| 5047920204 | Housing Trust Fund Co | 72 Fox Beach Avenue | | 0.163 | | | | | | |
| 5047920206 | Housing Trust Fund Co | 66 Fox Beach Avenue | | 0.037 | | | | | | |
| 5047920208 | Housing Trust Fund Co | 641 Cedar Grove Avenue | | 0.041 | | | | 0.001 | | |
| 5047920209 | Housing Trust Fund Co | 645 Cedar Grove Avenue | | 0.045 | | | | | | |
| 5047920210 | Housing Trust Fund Co | 117 Tarlton Street | | 0.038 | | | | | | |
| 5047930070 | Housing Trust Fund Co | 110 Tarlton Street | | 0.032 | | | | | | 0.047 |
| 5047930072 | Housing Trust Fund Co | Tarlton Street | | 0.091 | | | | | | |
| 5047930074 | Housing Trust Fund Co | 118 Tarlton Street | | 0.051 | | | | | | |
| 5047930075 | Housing Trust Fund Co | Tarlton Street | | 0.038 | | | | | | |
| 5047930076 | NYC DCAS | Delwit Avenue | | 0.040 | | | | | | |

Exhibit “B”
Parcel Data

Contract 1

| Parcel BBL ¹ No. | Owner’s Name | Property Location | Fee | FPLE ² | Pipeline Easement | Ponding Easement | Restrictive Easement | Road Easement | Wetland Easement | TWAE ³ |
|-----------------------------|-----------------------------|------------------------|-------|-------------------|-------------------|------------------|----------------------|---------------|------------------|-------------------|
| 5047930077 | City of New York | Delwit Avenue | | 0.078 | | | | 0.005 | | |
| 5047930078 | Edwin Karten & Irving Cohen | Delwit Avenue | 0.166 | | | | | | | |
| 5048020011 | Housing Trust Fund Co | 646 Cedar Grove Avenue | | | | | | | 0.282 | |
| 5048020018 | Housing Trust Fund Co | 50 Fox Beach Avenue | | | | | | | 0.035 | |
| 5048020019 | Housing Trust Fund Co | 48 Fox Beach Avenue | | | | | | | 0.213 | |
| 5048020021 | NYC DCAS | Fox Beach Avenue | | | | | | | 0.037 | |
| 5048020022 | NYC DCAS | Fox Beach Avenue | | | | | | | 0.036 | |
| 5048020023 | NYC DEP | Fox Beach Avenue | | | | | | | 0.039 | |
| 5048020024 | Martinelli John | Fox Beach Avenue | 0.010 | | | | | | | |
| 5048020090 | NYC DCAS | Tarlton Street | | | | | | | 0.031 | |
| 5048020093 | NYC DEP | Tarlton Street | | | | | | | 0.043 | |
| 5048020094 | NYC DEP | Tarlton Street | | | | | | | 0.046 | |
| 5048030017 | NYC Parks | Tarlton Street | | | | | | | 0.008 | |
| 5048030018 | Housing Trust Fund Co | 134 Tarlton Street | | | | | | | 0.144 | |
| 5048030022 | NYC Parks | Tarlton Street | | | | | | | 0.050 | |
| 5048030023 | NYC Parks | Tarlton Street | | | | | | | 0.042 | |
| 5048030024 | NYC Parks | Tarlton Street | | | | | | | 0.046 | |
| 5048030025 | NYC Parks | Tarlton Street | | | | | | | 0.046 | |
| 5048030026 | NYC Parks | Tarlton Street | | | | | | | 0.049 | |
| 5048030027 | NYC Parks | Tarlton Street | | | | | | | 0.049 | |
| 5048030028 | NYC Parks | Tarlton Street | | | | | | | 0.031 | |
| 5048030104 | NYC Parks | Delwit Avenue | | | | | | | 0.011 | |
| 5048030106 | NYC Parks | Delwit Avenue | | | | | | | 0.162 | |
| 5048030110 | NYC Parks | Delwit Avenue | | | | | | | 0.081 | |
| 5048030112 | NYC Parks | Delwit Avenue | | 0.028 | | | | | 0.213 | 0.030 |
| 5048050400 | NYC Parks | Cedar Grove Avenue | | 0.123 | | | | | 0.330 | 0.195 |
| 5048050404 | NYC Parks | Cedar Grove Avenue | | 0.059 | | | | | 0.064 | 0.006 |

Exhibit “B”

Parcel Data

Contract 1

| Parcel BBL ¹ No. | Owner’s Name | Property Location | Fee | FPLE ² | Pipeline Easement | Ponding Easement | Restrictive Easement | Road Easement | Wetland Easement | TWAE ³ |
|-----------------------------|--------------|----------------------|-----|-------------------|-------------------|------------------|----------------------|---------------|------------------|-------------------|
| 5048050407 | NYC Parks | Cedar Grove Avenue | | 0.036 | | | | | | |
| 5048050412 | NYC Parks | Cedar Grove Avenue | | 0.052 | | | | | | |
| 5049940001 | NYC Parks | Marine Park | | 1.705 | | | 0.760 | | | 1.851 |
| 5049940200 | NYC Parks | Emmet Avenue | | 2.701 | | | | | | 1.139 |
| 5050670001 | NYC DEP | 3650 Hylan Boulevard | | 1.357 | | | | | 0.409 | 1.626 |
| 5050670500 | NYC DEP | 751 Mill Road | | 1.848 | | | | 0.286 | | 2.240 |
| Greenbelt White Trail | NYC | Hylan Blvd & Buffalo | | 0.448 | | | | | | 1.004 |
| Streets & ROWs | Public | - | | 4.328 | 0.062 | 1.027 | 8.294 | 2.732 | 5.328 | 5.893 |

Exhibit “B”
Parcel Data

Contract 2

| Parcel BBL ¹ No. | Owner's Name | Property Location | Fee | FPLE ² | Pipeline Easement | Ponding Easement | Restrictive Easement | Road Easement | Wetland Easement | TWAE ³ |
|-----------------------------|-------------------------|-----------------------|-------|-------------------|-------------------|------------------|----------------------|---------------|------------------|-------------------|
| 5031250002 | NYC Parks | Fr Capodanno Blvd | | 3.661 | | | | | | 1.266 |
| 5031250003 | NYC Parks | Fr Capodanno Blvd | | 2.211 | | | | | | 2.049 |
| 5031250116 | Concord Seaside Housing | 20 Fr Capodanno Blvd | | 0.119 | | | | | | 0.271 |
| 5033550001 | NYC Parks | 777 Seaview Avenue | | | | | 3.170 | | | |
| 5033550002 | City of New York | Mason Avenue | | | | | 0.011 | | | 0.900 |
| 5033550070 | NYC Parks | 625 Fr Capodanno Blvd | | | | | 27.558 | | | |
| 5034040050 | Seem Realty I Realty | Wentworth Avenue | 0.174 | | | | | | | |
| 5034050100 | Albanese, Maria | Lansing Street | 0.100 | | | | | | | |
| 5034050102 | NYC DEP | Lansing Street | | | | 1.840 | 0.899 | | | |
| 5034070001 | City of New York | Quincy Avenue | | | | | 2.059 | | | |
| 5034080001 | NYC DEP | Quincy Avenue | | | | 2.436 | 0.094 | | | |
| 5034130003 | Twin Bros Electrical | Oceanside Avenue | 0.042 | | | | | | | |
| 5034130004 | Twin Bros Electrical | Oceanside Avenue | 0.040 | | | | | | | |
| 5034130005 | Lopes Premises Trust | Oceanside Avenue | 0.082 | | | | | | | |
| 5034130007 | C. J. Stoppa | Oceanside Avenue | 0.135 | | | | | | | |
| 5034130009 | George H. Kuzar Jr | Oceanside Avenue | 0.085 | | | | | | | |
| 5034130014 | Thomas &P Catalano | Reynaud Street | 0.148 | | | | | | | |
| 5034130018 | C. J. Stoppa | Reynaud Street | 0.050 | | | | | | | |
| 5034130035 | T&P Catalano | Quincy Avenue | 0.088 | | | | | | | |
| 5034130037 | Solomon Koenigsberg | Quincy Avenue | 0.090 | | | | | | | |
| 5034130039 | NYC DEP | Quincy Avenue | | | | 0.178 | | | | |
| 5034130043 | NYC DEP | Quincy Avenue | | | | 0.259 | | | | |
| 5034130049 | NYC DEP | Quincy Avenue | | | | 0.121 | | | | |
| 5034130061 | NYC DEP | Reynaud Street | | | | 0.516 | | | | |
| 5034130065 | Truzin CP | Reynaud Street | 0.179 | | | | | | | |

Exhibit “B”
Parcel Data

Contract 2

| Parcel BBL ¹ No. | Owner's Name | Property Location | Fee | FPLE ² | Pipeline Easement | Ponding Easement | Restrictive Easement | Road Easement | Wetland Easement | TWAE ³ |
|-----------------------------|------------------------|--------------------|-------|-------------------|-------------------|------------------|----------------------|---------------|------------------|-------------------|
| 5034130070 | NYC DEP | Reynaud Street | | | | 0.017 | | | | |
| 5034130071 | NYC DEP | Reynaud Street | | | | 0.011 | | | | |
| 5034130075 | Sanginario, Alfred | Quincy Avenue | 0.249 | | | | | | | |
| 5034140001 | NYC DEP | Mc Laughlin Street | | | | 0.375 | | | | |
| 5034140009 | NYC DEP | Mc Laughlin Street | | | | 0.099 | | | | |
| 5034140011 | NYC DEP | Mc Laughlin Street | | | | 0.151 | | | | |
| 5034140014 | NYC DEP | Mc Laughlin Street | | | | 0.289 | 0.361 | | | |
| 5034140028 | NYC DEP | Quincy Avenue | | | | | 0.094 | | | |
| 5034140030 | Margaret H. Di Giorgio | Quincy Avenue | 0.144 | | | | | | | |
| 5034140035 | Damiano Blanche | Andrews Street | 0.075 | | | | | | | |
| 5034140036 | NYC DEP | Andrews Street | | | | 0.538 | | | | |
| 5034140047 | NYC DEP | Andrews Street | | | | 0.096 | | | | |
| 5034140049 | Joan Diclemente | Andrews Street | 0.092 | | | | | | | |
| 5034140051 | Vincent Fabozzi | Andrews Street | 0.047 | | | | | | | |
| 5034140052 | Vincent Fabozzi | Andrews Street | 0.047 | | | | | | | |
| 5034140053 | Vincent Fabozzi | Andrews Street | 0.093 | | | | | | | |
| 5034150001 | Arlene Bolen | Andrews Street | 0.066 | | | | | | | |
| 5034150003 | WM & Arlene Bolen | Andrews Street | 0.074 | | | | | | | |
| 5034150005 | Victor R. Brocchini | Andrews Street | 0.076 | | | | | | | |
| 5034150007 | Victor R. Brocchini | Andrews Street | 1.646 | | | | | | | |
| 5034150026 | Victor Brocchini | Quincy Avenue | 0.091 | | | | | | | |
| 5034150033 | Victor R Brocchini | Quincy Avenue | 0.091 | | | | | | | |
| 5034150053 | NYC DEP | Oceanside Avenue | | | | 0.155 | | | | |
| 5034160010 | C & P Mandracchi | Wentworth Avenue | 0.134 | | | | | | | |
| 5034160015 | Cucco Lucille | Wentworth Avenue | 0.180 | | | | | | | |

Exhibit “B”
Parcel Data

Contract 2

| Parcel BBL ¹ No. | Owner's Name | Property Location | Fee | FPLE ² | Pipeline Easement | Ponding Easement | Restrictive Easement | Road Easement | Wetland Easement | TWAE ³ |
|-----------------------------|----------------------|-----------------------|-------|-------------------|-------------------|------------------|----------------------|---------------|------------------|-------------------|
| 5034160019 | Piazza, Anthony | Wentworth Avenue | 0.090 | | | | | | | |
| 5034160021 | Anthony B. Dacchille | Wentworth Avenue | 0.583 | | | | | | | |
| 5034160035 | Anthony B. Dacchille | Orlando Street | 1.281 | | | | | | | |
| 5034170214 | NYC DEP | Vulcan Street | | | | | 1.258 | | | |
| 5034170236 | Verneda Josephs | Mallory Avenue | 0.026 | | | | | | | |
| 5034180050 | NYC DEP | Lava Street | | | | | 0.724 | | | |
| 5034180057 | NYC DEP | Lava Street | | | | | 0.063 | | | |
| 5034220001 | EQ Investors Inc. | Winfield Street | 2.915 | | | | | | | |
| 5034230001 | NYC DEP | Patterson Avenue | | | | | 0.247 | | | |
| 5034230007 | NYC DEP | Patterson Avenue | | | | 1.296 | 1.195 | | | |
| 5034230041 | NYC DEP | Quincy Avenue | | | | 0.045 | | | | |
| 5034270010 | Thomas & P. Catalano | Quincy Avenue | 0.034 | | | | | | | |
| 5034270100 | Thomas & P. Catalano | Oceanside Avenue | 0.221 | | | | | | | |
| 5034270200 | NYC Parks | Oceanside Avenue | | | | 1.173 | | | | |
| 5034270260 | NYC Parks | Oceanside Avenue | | | | 1.089 | | | | |
| 5034270300 | NYC Parks | Oceanside Avenue | | | | 2.248 | | | | |
| 5034910008 | NYC DEP | Andrews Street | | | | 5.142 | 3.650 | | | |
| 5035000050 | NYC DEP | Oceanside Avenue | | | | 1.582 | | | | |
| 5035000060 | NYC Parks | Fr Capodanno Blvd | | | | 0.542 | 0.137 | | | |
| 5035000072 | City of New York | Fr Capodanno Blvd | | | | 0.499 | 0.031 | | | |
| 5035000082 | NYC DEP | Fr Capodanno Blvd | | | | 0.890 | 0.078 | | | |
| 5035000200 | NYC DCAS | Oceanside Avenue | | | | 0.028 | | | | |
| 5035250200 | NYC Parks | 300 Fr Capodanno Blvd | | 12.644 | | | | | | 10.200 |
| 5035410001 | NYC Parks | Seaver Avenue | | | | 0.101 | | | | |
| 5035410003 | NYC Parks | Seaver Avenue | | | | 0.197 | | | | |

Exhibit “B”
Parcel Data

Contract 2

| Parcel BBL ¹ No. | Owner's Name | Property Location | Fee | FPLE ² | Pipeline Easement | Ponding Easement | Restrictive Easement | Road Easement | Wetland Easement | TWAE ³ |
|-----------------------------|--------------|-------------------|-----|-------------------|-------------------|------------------|----------------------|---------------|------------------|-------------------|
| 5035410007 | NYC Parks | Seaver Avenue | | | | 0.062 | 0.032 | | | |
| 5035410009 | NYC Parks | Seaver Avenue | | | | | 0.090 | | | |
| 5035410012 | NYC Parks | Zoe Street | | | | 0.045 | 0.047 | | | |
| 5035410014 | NYC Parks | Zoe Street | | | | 0.043 | 0.045 | | | |
| 5035410016 | NYC Parks | Zoe Street | | | | 0.045 | 0.049 | | | |
| 5035410018 | NYC Parks | Zoe Street | | | | 0.023 | 0.025 | | | |
| 5035410019 | NYC Parks | Zoe Street | | | | 0.075 | 0.108 | | | |
| 5035410024 | NYC Parks | Naughton Street | | | | | 0.099 | | | |
| 5035410026 | NYC Parks | Naughton Street | | | | 0.197 | 0.106 | | | |
| 5035410032 | NYC Parks | Cletus Street | | | | 0.103 | 0.002 | | | |
| 5035410036 | NYC Parks | Cletus Street | | | | 0.143 | | | | |
| 5035410039 | NYC Parks | Cletus Street | | | | 0.136 | | | | |
| 5035410042 | NYC DCAS | Cletus Street | | | | 0.094 | | | | |
| 5035410044 | NYC Parks | Cletus Street | | | | 0.132 | | | | |
| 5035420001 | NYC Parks | Seaver Avenue | | | | 0.005 | 0.093 | | | |
| 5035420003 | NYC Parks | Seaver Avenue | | | | 0.035 | 0.104 | | | |
| 5035420006 | NYC Parks | Seaver Avenue | | | | 0.108 | 0.020 | | | |
| 5035420009 | NYC Parks | Seaver Avenue | | | | 0.084 | | | | |
| 5035420012 | NYC Parks | Cletus Street | | | | 0.119 | 0.111 | | | |
| 5035420017 | NYC DEP | Cletus Street | | | | 0.030 | 0.058 | | | |
| 5035420019 | NYC Parks | Cletus Street | | | | 0.032 | 0.108 | | | |
| 5035420022 | NYC Parks | Cletus Street | | | | 0.007 | 0.085 | | | |
| 5035420026 | NYC Parks | Naughton Avenue | | | | 0.002 | 0.096 | | | |
| 5035420028 | NYC Parks | Naughton Avenue | | | | | 0.112 | | | |
| 5035420030 | NYC Parks | Naughton Avenue | | | | | 0.106 | | | |

Exhibit “B”
Parcel Data

Contract 2

| Parcel BBL ¹ No. | Owner's Name | Property Location | Fee | FPLE ² | Pipeline Easement | Ponding Easement | Restrictive Easement | Road Easement | Wetland Easement | TWAE ³ |
|-----------------------------|------------------------|----------------------|-------|-------------------|-------------------|------------------|----------------------|---------------|------------------|-------------------|
| 5035420032 | NYC Parks | Naughton Avenue | | | | | 0.438 | | | |
| 5035420043 | NYC Parks | Husson Street | | | | | 0.320 | | | |
| 5035440001 | NYC DEP | Zoe Street | | | | 0.708 | 1.516 | | | |
| 5035450001 | NYC DEP | Cletus Street | | | | 1.061 | 0.244 | | | |
| 5035450026 | NYC DEP | Cletus Street | | | | 0.089 | | | | |
| 5035450029 | NYC DEP | Cletus Street | | | | 0.124 | | | | |
| 5035450030 | NYC DCAS | Seaver Avenue | | | | 0.101 | | | | |
| 5035450033 | NYC DEP | Seaver Avenue | | | | 0.211 | | | | |
| 5035450038 | NYC Parks | Seaver Avenue | | | | 0.090 | | | | |
| 5035450041 | NYC DEP | Husson Street | | | | 0.091 | | | | |
| 5035450043 | NYC DCAS | Husson Street | | | | 0.090 | | | | |
| 5035450045 | NYC DCAS | Husson Street | | | | 0.110 | | | | |
| 5035500001 | NYC DEP | Stobe Avenue | | | | 1.423 | 0.717 | | | |
| 5035510006 | NYC DEP | Stobe Avenue | | | | | 0.108 | | | |
| 5035510008 | NYC DEP | Stobe Avenue | | | | 0.581 | 1.587 | | | |
| 5035510116 | Hylan Seaver Mall Inc. | 1919 Hylan Boulevard | 0.319 | | | | | | | |
| 5036580001 | NYC DEP | Hylan Boulevard | | | | 0.723 | 0.932 | | | |
| 5036610001 | NYC DEP | Laconia Avenue | | | | | 0.974 | | | |
| 5036620001 | NYC DEP | Bermuda Place | | | | 0.155 | 0.008 | | | |
| 5036630001 | NYC DEP | Boundary Avenue | | | | 0.356 | 0.236 | | | |
| 5036640004 | NYC DEP | Hylan Boulevard | | | | | 0.059 | | | |
| 5036640005 | NYC DEP | Hylan Boulevard | | | | 0.009 | 0.055 | | | |
| 5036640006 | NYC DEP | Hylan Boulevard | | | | 0.034 | 0.022 | | | |
| 5036640007 | NYC DEP | Hylan Boulevard | | | | 0.048 | 0.009 | | | |
| 5036640008 | NYC DEP | Hylan Boulevard | | | | 0.109 | 0.007 | | | |

Exhibit “B”
Parcel Data

Contract 2

| Parcel BBL ¹ No. | Owner's Name | Property Location | Fee | FPLE ² | Pipeline Easement | Ponding Easement | Restrictive Easement | Road Easement | Wetland Easement | TWAE ³ |
|-----------------------------|------------------|---------------------|-----|-------------------|-------------------|------------------|----------------------|---------------|------------------|-------------------|
| 5036640010 | NYC DEP | Bermuda Place | | | | 0.068 | 0.085 | | | |
| 5036650001 | NYC DEP | Boundary Avenue | | | | | 1.021 | | | |
| 5036800001 | NYC DEP | Mason Avenue | | | | | 2.291 | | | |
| 5036800031 | NYC DEP | Rowan Avenue | | | | | 0.093 | | | |
| 5036960001 | NYC Parks | Lincoln Avenue | | | | 0.824 | 2.301 | | | |
| 5036960030 | NYC Parks | Midland Avenue | | | | 0.229 | 0.118 | | | |
| 5036960035 | NYC Parks | Boundary Avenue | | | | 1.962 | 0.817 | | | |
| 5036960100 | City of New York | 333 Midland Avenue | | | | | 0.125 | | | |
| 5037080035 | City of New York | Buel Avenue | | | | | 0.857 | | | |
| 5037080043 | City of New York | Dongan Hills Avenue | | | | | 0.727 | | | |
| 5037140001 | NYC DEP | Mason Avenue | | | | 1.963 | 0.879 | | | |
| 5037150001 | NYC DEP | Mason Avenue | | | | 2.749 | 0.124 | | | |
| 5037160014 | NYC DEP | Rowan Avenue | | | | | 1.178 | | | |
| 5037210099 | NYC DEP | Mason Avenue | | | | | 1.148 | | | |
| 5037220001 | NYC DEP | Hunter Avenue | | | | | 0.091 | | | |
| 5037220004 | NYC DEP | Hunter Avenue | | | | | 0.045 | | | |
| 5037220011 | NYC DEP | Hunter Avenue | | | | | 0.001 | | | |
| 5037220015 | NYC DEP | Hunter Avenue | | | | | 0.006 | | | |
| 5037220020 | NYC DEP | Hunter Avenue | | | | | 0.004 | | | |
| 5037220024 | NYC DEP | 439 Hunter Avenue | | | | | 0.012 | | | |
| 5037220027 | NYC DEP | Hunter Avenue | | | | | 0.456 | | | |
| 5037230003 | NYC DEP | Hunter Avenue | | | | | 0.959 | | | |
| 5037230022 | NYC DEP | Grimsby Street | | | | | 0.043 | | | |
| 5037230023 | NYC DEP | Grimsby Street | | | | | 0.172 | | | |
| 5037230045 | NYC DEP | Nugent Avenue | | | | | 0.182 | | | |

Exhibit “B”
Parcel Data

Contract 2

| Parcel BBL ¹ No. | Owner's Name | Property Location | Fee | FPLE ² | Pipeline Easement | Ponding Easement | Restrictive Easement | Road Easement | Wetland Easement | TWAE ³ |
|-----------------------------|------------------------|---------------------|-------|-------------------|-------------------|------------------|----------------------|---------------|------------------|-------------------|
| 5037230048 | NYC DEP | Nugent Avenue | | | | | 0.174 | | | |
| 5037230052 | NYC DEP | Jefferson Avenue | | | | | 0.172 | | | |
| 5037230056 | NYC DEP | Jefferson Avenue | | | | | 0.212 | | | |
| 5037320051 | NYC Parks | Midland Avenue | | | | | 1.490 | | | |
| 5037320075 | NYC DOE | Midland Avenue | | | | | 0.124 | | | |
| 5037480001 | Laiserin M. & Fireston | Dongan Hills Avenue | 0.213 | | | | | | | |
| 5037480006 | Laiserin M. & Fireston | Olympia Boulevard | 0.175 | | | | | | | |
| 5037480010 | Laiserin M. & Fireston | Buel Avenue | 0.007 | | | | | | | |
| 5037480020 | Laiserin M. & Fireston | Buel Avenue | 0.701 | | | | | | | |
| 5037480035 | Laiserin M. & Fireston | Patterson Avenue | 0.276 | | | | | | | |
| 5037480043 | Laiserin M. & Fireston | Patterson Avenue | 0.083 | | | | | | | |
| 5037480045 | Laiserin M. & Fireston | Patterson Avenue | 0.070 | | | | | | | |
| 5037480048 | Laiserin M. & Fireston | Dongan Hills Avenue | 0.232 | | | | | | | |
| 5037480053 | Laiserin M. & Fireston | Dongan Hills Avenue | 0.106 | | | | | | | |
| 5037480055 | Laiserin M. & Fireston | Dongan Hills Avenue | 0.109 | | | | | | | |
| 5037480057 | Laiserin M. & Fireston | Dongan Hills Avenue | 0.172 | | | | | | | |
| 5037480060 | Laiserin M. & Fireston | Dongan Hills Avenue | 0.129 | | | | | | | |
| 5037480062 | Laiserin M. & Fireston | Dongan Hills Avenue | 0.197 | | | | | | | |
| 5037480065 | Laiserin M. & Fireston | Dongan Hills Avenue | 0.440 | | | | | | | |
| 5037510001 | M. Qabazand | Patterson Avenue | 0.036 | | | | | | | |
| 5037510002 | Hameed Qabazard | Patterson Avenue | 2.938 | | | | | | | |
| 5037510010 | NYC DEP | Patterson Avenue | | | | | 0.083 | | | |
| 5037520001 | NYC DEP | Patterson Avenue | | | | 2.196 | 0.703 | | | |
| 5037530024 | J. Firestone | Dongan Hills Avenue | 0.259 | | | | | | | |
| 5037530035 | J. Firestone | Naughton Avenue | 0.107 | | | | | | | |

Exhibit “B”
Parcel Data

Contract 2

| Parcel BBL ¹ No. | Owner's Name | Property Location | Fee | FPLE ² | Pipeline Easement | Ponding Easement | Restrictive Easement | Road Easement | Wetland Easement | TWAE ³ |
|-----------------------------|-------------------------|-------------------|-------|-------------------|-------------------|------------------|----------------------|---------------|------------------|-------------------|
| 5037530036 | J. Firestone | Naughton Avenue | 0.090 | | | | | | | |
| 5037550025 | Sharp Holdings, LLC | Slater Boulevard | 0.049 | | | | | | | |
| 5037550026 | Sharp Holdings, LLC | Slater Boulevard | 0.101 | | | | | | | |
| 5037550028 | Sharp Holdings, LLC | Slater Boulevard | 0.052 | | | | | | | |
| 5037550029 | Sharp Holdings, LLC | Slater Boulevard | 0.053 | | | | | | | |
| 5037550030 | Sharp Holdings, LLC | Slater Boulevard | 0.048 | | | | | | | |
| 5037550031 | Huie Lai S. | Slater Boulevard | 0.101 | | | | | | | |
| 5037550033 | Huie Lai S. | Slater Boulevard | 0.099 | | | | | | | |
| 5037550035 | Estate of Arthur Mil | Slater Boulevard | 0.053 | | | | | | | |
| 5037550036 | Estate of Arthur Mil | Slater Boulevard | 0.043 | | | | | | | |
| 5037550037 | Estate of Arthur Mil | Slater Boulevard | 0.044 | | | | | | | |
| 5037550038 | Estate of Arthur Mil | Slater Boulevard | 0.113 | | | | | | | |
| 5037550042 | Alvin I. Halper | Patterson Avenue | 0.135 | | | | | | | |
| 5037550044 | Huie Lai S. | Seaver Avenue | 0.130 | | | | | | | |
| 5037550047 | Huie Lai S. | Seaver Avenue | 0.203 | | | | | | | |
| 5037550051 | Huie Lai S. | Seaver Avenue | 0.100 | | | | | | | |
| 5037550053 | Huie Lai S. | Seaver Avenue | 0.053 | | | | | | | |
| 5037550054 | Huie Lai S. | Seaver Avenue | 0.052 | | | | | | | |
| 5037550055 | Huie Lai S. | Seaver Avenue | 0.047 | | | | | | | |
| 5037550056 | Huie Lai S. | Seaver Avenue | 0.054 | | | | | | | |
| 5037550057 | Huie Lai S. | Seaver Avenue | 0.050 | | | | | | | |
| 5037550058 | Huie Lai S. | Seaver Avenue | 0.153 | | | | | | | |
| 5037550061 | Huie Lai S. | Seaver Avenue | 0.103 | | | | | | | |
| 5037550063 | Francine Lista Trust | Seaver Avenue | 0.050 | | | | | | | |
| 5037560023 | Jewish Community Center | Naughton Avenue | 0.137 | | | | | | | |

Exhibit “B”
Parcel Data

Contract 2

| Parcel BBL ¹ No. | Owner's Name | Property Location | Fee | FPLE ² | Pipeline Easement | Ponding Easement | Restrictive Easement | Road Easement | Wetland Easement | TWAE ³ |
|-----------------------------|-------------------------|-------------------|-------|-------------------|-------------------|------------------|----------------------|---------------|------------------|-------------------|
| 5037560035 | Jewish Community Center | Slater Boulevard | 0.229 | | | | | | | |
| 5037570001 | NYC DEP | Patterson Avenue | | | | 0.185 | 0.148 | | | |
| 5037570007 | A. Fink | Slater Boulevard | 0.084 | | | | | | | |
| 5037570009 | NYC DEP | Slater Boulevard | | | | 0.043 | 0.036 | | | |
| 5037570011 | NYC DEP | Slater Boulevard | | | | 0.052 | 0.028 | | | |
| 5037570013 | City of New York | Slater Boulevard | | | | 0.033 | 0.018 | | | |
| 5037570020 | City of New York | Seaver Avenue | | | | 0.106 | | | | |
| 5037570021 | Peter J. Fearon | Seaver Avenue | 0.188 | | | | | | | |
| 5037580001 | NYC DEP | Seaver Avenue | | | | 1.831 | 0.938 | | | |
| 5037590001 | NYC DEP | Seaver Avenue | | | | | 0.089 | | | |
| 5037590003 | NYC DEP | Seaver Avenue | | | | 0.002 | 0.203 | | | |
| 5037590008 | NYC DEP | Seaver Avenue | | | | 0.027 | 0.067 | | | |
| 5037590011 | NYC DEP | Freeborn Street | | | | 0.167 | 0.007 | | | |
| 5037590015 | NYC DEP | Freeborn Street | | | | 0.214 | | | | |
| 5037590020 | NYC DEP | Freeborn Street | | | | 0.128 | | | | |
| 5037590023 | NYC DEP | Freeborn Street | | | | 0.087 | | | | |
| 5037590025 | NYC DEP | Freeborn Street | | | | 0.132 | | | | |
| 5037590028 | NYC DEP | Freeborn Street | | | | 0.089 | | | | |
| 5037590030 | NYC DEP | Freeborn Street | | | | 0.044 | | | | |
| 5037590033 | NYC DEP | Graham Boulevard | | | | 0.025 | 0.078 | | | |
| 5037590034 | NYC DEP | Graham Boulevard | | | | 0.064 | 0.072 | | | |
| 5037590037 | NYC DEP | Graham Boulevard | | | | 0.011 | 0.081 | | | |
| 5037590039 | NYC DEP | Graham Boulevard | | | | | 0.102 | | | |
| 5037590042 | NYC DEP | Grimsby Street | | | | 0.101 | 0.031 | | | |
| 5037590045 | NYC DEP | Grimsby Street | | | | 0.131 | | | | |

Exhibit “B”
Parcel Data

Contract 2

| Parcel BBL ¹ No. | Owner's Name | Property Location | Fee | FPLE ² | Pipeline Easement | Ponding Easement | Restrictive Easement | Road Easement | Wetland Easement | TWAE ³ |
|-----------------------------|------------------------|-------------------|-------|-------------------|-------------------|------------------|----------------------|---------------|------------------|-------------------|
| 5037590048 | NYC DEP | Grimsby Street | | | | 0.214 | | | | |
| 5037590053 | NYC DEP | Grimsby Street | | | | 0.212 | | | | |
| 5037590058 | NYC DEP | Grimsby Street | | | | 0.118 | 0.055 | | | |
| 5037600001 | NYC DEP | Seaver Avenue | | | | 0.021 | 0.158 | | | |
| 5037600005 | NYC DEP | Seaver Avenue | | | | | 0.132 | | | |
| 5037600009 | NYC DEP | Olympia Boulevard | | | | 0.117 | 0.018 | | | |
| 5037600013 | NYC DEP | Olympia Boulevard | | | | 0.176 | | | | |
| 5037600018 | NYC DEP | Olympia Boulevard | | | | 0.037 | | | | |
| 5037600019 | NYC DEP | Olympia Boulevard | | | | 0.037 | 0.000 | | | |
| 5037600020 | NYC DEP | Olympia Boulevard | | | | 0.035 | 0.003 | | | |
| 5037600021 | NYC DEP | Olympia Boulevard | | | | 0.102 | 0.048 | | | |
| 5037600025 | NYC DEP | Olympia Boulevard | | | | 0.005 | 0.073 | | | |
| 5037600027 | NYC DEP | Olympia Boulevard | | | | | 0.081 | | | |
| 5037600036 | NYC DEP | Graham Boulevard | | | | | 0.047 | | | |
| 5037600037 | NYC DEP | Graham Boulevard | | | | | 0.093 | | | |
| 5037600040 | NYC DEP | Freeborn Street | | | | 0.027 | 0.052 | | | |
| 5037600042 | NYC DEP | Freeborn Street | | | | 0.070 | 0.007 | | | |
| 5037600044 | NYC DEP | Freeborn Street | | | | 0.073 | | | | |
| 5037600046 | NYC DEP | Freeborn Street | | | | 0.075 | | | | |
| 5037600048 | NYC DEP | Freeborn Street | | | | 0.074 | | | | |
| 5037600050 | NYC DEP | Freeborn Street | | | | 0.216 | | | | |
| 5037600056 | NYC DEP | Freeborn Street | | | | 0.071 | | | | |
| 5037600058 | NYC DEP | Freeborn Street | | | | 0.070 | | | | |
| 5037610001 | Ole KJ Construction Co | Seaver Avenue | 0.085 | | | | | | | |
| 5037610003 | Ole KJ Construction Co | Seaver Avenue | 0.041 | | | | | | | |

Exhibit “B”
Parcel Data

Contract 2

| Parcel BBL ¹ No. | Owner's Name | Property Location | Fee | FPLE ² | Pipeline Easement | Ponding Easement | Restrictive Easement | Road Easement | Wetland Easement | TWAE ³ |
|-----------------------------|------------------------|-------------------|-------|-------------------|-------------------|------------------|----------------------|---------------|------------------|-------------------|
| 5037610004 | Ole KJ Construction Co | Seaver Avenue | 0.193 | | | | | | | |
| 5037610009 | NYC DEP | Colony Avenue | | | | 0.074 | 0.013 | | | |
| 5037610011 | NYC DEP | Colony Avenue | | | | 0.278 | | | | |
| 5037610017 | NYC DEP | Colony Avenue | | | | 0.097 | | | | |
| 5037610019 | M. Karp | Colony Avenue | 0.091 | | | | | | | |
| 5037610021 | M. Karp | Colony Avenue | 0.131 | | | | | | | |
| 5037610024 | NYC DEP | Colony Avenue | | | | | 0.132 | | | |
| 5037610027 | NYC DEP | Colony Avenue | | | | | 0.130 | | | |
| 5037610030 | NYC DEP | Colony Avenue | | | | | 0.085 | | | |
| 5037610032 | NYC DEP | Graham Boulevard | | | | | 0.084 | | | |
| 5037610034 | NYC DEP | Graham Boulevard | | | | | 0.092 | | | |
| 5037610036 | NYC DEP | Graham Boulevard | | | | | 0.092 | | | |
| 5037610038 | NYC DEP | Graham Boulevard | | | | | 0.049 | | | |
| 5037610042 | NYC DEP | Olympia Boulevard | | | | | 0.085 | | | |
| 5037610044 | NYC DEP | Olympia Boulevard | | | | | 0.087 | | | |
| 5037610046 | NYC DEP | Olympia Boulevard | | | | | 0.088 | | | |
| 5037610048 | NYC DEP | Olympia Boulevard | | | | | 0.131 | | | |
| 5037610051 | NYC DEP | Olympia Boulevard | | | | | 0.138 | | | |
| 5037610054 | NYC DEP | Olympia Boulevard | | | | 0.017 | 0.076 | | | |
| 5037610056 | NYC DEP | Olympia Boulevard | | | | 0.043 | 0.008 | | | |
| 5037610057 | NYC DEP | Olympia Boulevard | | | | 0.091 | 0.003 | | | |
| 5037610059 | NYC DEP | Olympia Boulevard | | | | 0.183 | 0.008 | | | |
| 5037620001 | Rhea Slade | Seaver Avenue | 0.222 | | | | | | | |
| 5037620006 | Rhea Slade | Seaver Avenue | 0.084 | | | | | | | |
| 5037620008 | Rhea Slade | Seaver Avenue | 0.089 | | | | | | | |

Exhibit “B”
Parcel Data

Contract 2

| Parcel BBL ¹ No. | Owner's Name | Property Location | Fee | FPLE ² | Pipeline Easement | Ponding Easement | Restrictive Easement | Road Easement | Wetland Easement | TWAE ³ |
|-----------------------------|------------------|-------------------|-------|-------------------|-------------------|------------------|----------------------|---------------|------------------|-------------------|
| 5037620010 | Rhea Slade | Baden Place | 0.088 | | | | | | | |
| 5037620012 | Rhea Slade | Baden Place | 0.041 | | | | | | | |
| 5037620013 | Rhea Slade | Baden Place | 0.086 | | | | | | | |
| 5037620015 | Rhea Slade | Baden Place | 0.086 | | | | | | | |
| 5037620017 | Rhea Slade | Baden Place | 0.254 | | | | | | | |
| 5037620023 | Rhea Slade | Baden Place | 0.083 | | | | | | | |
| 5037620042 | Reslade, L.P. | Colony Avenue | 0.046 | | | | | | | |
| 5037620043 | Reslade, L.P. | Colony Avenue | 0.086 | | | | | | | |
| 5037620045 | Reslade, L.P. | Colony Avenue | 0.658 | | | | | | | |
| 5037620060 | Rhea Slade | Colony Avenue | 0.133 | | | | | | | |
| 5037630001 | City of New York | Seaver Avenue | | | | 0.141 | | | | |
| 5037630004 | City of New York | Seaver Avenue | | | | 0.140 | | | | |
| 5037630007 | City of New York | Seaver Avenue | | | | 0.136 | | | | |
| 5037630010 | City of New York | Patterson Avenue | | | | 0.085 | | | | |
| 5037630012 | City of New York | Patterson Avenue | | | | 0.085 | | | | |
| 5037630014 | City of New York | Patterson Avenue | | | | 0.083 | | | | |
| 5037630017 | City of New York | Patterson Avenue | | | | 0.129 | | | | |
| 5037630019 | City of New York | Patterson Avenue | | | | 0.043 | | | | |
| 5037630020 | City of New York | Patterson Avenue | | | | 0.061 | | | | |
| 5037630022 | City of New York | Patterson Avenue | | | | 0.064 | | | | |
| 5037630023 | City of New York | Patterson Avenue | | | | 0.045 | 0.002 | | | |
| 5037630024 | City of New York | Patterson Avenue | | | | 0.093 | 0.029 | | | |
| 5037630027 | NYC DEP | Patterson Avenue | | | | 0.131 | 0.044 | | | |
| 5037630032 | NYC DEP | Graham Boulevard | | | | 0.046 | 0.060 | | | |
| 5037630034 | NYC DEP | Graham Boulevard | | | | 0.046 | 0.001 | | | |

Exhibit “B”
Parcel Data

Contract 2

| Parcel BBL ¹ No. | Owner's Name | Property Location | Fee | FPLE ² | Pipeline Easement | Ponding Easement | Restrictive Easement | Road Easement | Wetland Easement | TWAE ³ |
|-----------------------------|------------------|-------------------|-------|-------------------|-------------------|------------------|----------------------|---------------|------------------|-------------------|
| 5037630035 | City of New York | Graham Boulevard | | | | 0.090 | 0.002 | | | |
| 5037630037 | City of New York | Graham Boulevard | | | | 0.092 | 0.002 | | | |
| 5037630039 | Sidney Berman | Graham Boulevard | 0.105 | | | | | | | |
| 5037630042 | Sidney Berman | Baden Place | 0.910 | | | | | | | |
| 5037640001 | NYC DEP | Jefferson Avenue | | | | | 0.127 | | | |
| 5037640004 | NYC DEP | Jefferson Avenue | | | | | 0.160 | | | |
| 5037640008 | NYC DEP | Jefferson Avenue | | | | | 0.090 | | | |
| 5037640038 | NYC DEP | Grimsby Street | | | | | 0.046 | | | |
| 5037640039 | NYC DEP | Grimsby Street | | | | | 0.047 | | | |
| 5037640040 | NYC DEP | Grimsby Street | | | | | 0.044 | | | |
| 5037650001 | NYC DEP | Jefferson Avenue | | | | | 0.117 | | | |
| 5037650004 | NYC DEP | Jefferson Avenue | | | | | 0.073 | | | |
| 5037650006 | NYC DEP | Jefferson Avenue | | | | | 0.035 | | | |
| 5037650007 | NYC DEP | Jefferson Avenue | | | | | 0.122 | | | |
| 5037650011 | NYC DEP | Grimsby Street | | | | | 0.088 | | | |
| 5037650013 | NYC DEP | Grimsby Street | | | | | 0.042 | | | |
| 5037650037 | NYC DEP | Freeborn Street | | | | | 0.042 | | | |
| 5037650038 | NYC DEP | Freeborn Street | | | | | 0.087 | | | |
| 5037660001 | NYC DEP | Jefferson Avenue | | | | | 0.084 | | | |
| 5037660003 | NYC DEP | Jefferson Avenue | | | | | 0.082 | | | |
| 5037660005 | NYC DEP | Jefferson Avenue | | | | | 0.131 | | | |
| 5037660008 | NYC DEP | Jefferson Avenue | | | | | 0.086 | | | |
| 5037660011 | NYC DEP | Freeborn Street | | | | | 0.086 | | | |
| 5037660035 | NYC DEP | Olympia Boulevard | | | | | 0.042 | | | |
| 5037660036 | NYC DEP | Olympia Boulevard | | | | | 0.082 | | | |

Exhibit “B”
Parcel Data

Contract 2

| Parcel BBL ¹ No. | Owner's Name | Property Location | Fee | FPLE ² | Pipeline Easement | Ponding Easement | Restrictive Easement | Road Easement | Wetland Easement | TWAE ³ |
|-----------------------------|--------------------|-------------------|-------|-------------------|-------------------|------------------|----------------------|---------------|------------------|-------------------|
| 5037670001 | City of New York | Jefferson Avenue | | | | 0.074 | | | | |
| 5037670003 | City of New York | Jefferson Avenue | | | | 0.075 | | | | |
| 5037670005 | City of New York | Jefferson Avenue | | | | 0.193 | | | | |
| 5037670011 | Benjamin Goldstein | Olympia Boulevard | 0.090 | | | | | | | |
| 5037670013 | Benjamin Goldstein | Olympia Boulevard | 0.043 | | | | | | | |
| 5037670033 | Benjamin Goldstein | Colony Avenue | 0.006 | | | | | | | |
| 5037670035 | Mary Pantano | Colony Avenue | 0.084 | | | | | | | |
| 5037670037 | Fegarionos D. | Colony Avenue | 0.043 | | | | | | | |
| 5037680001 | City of New York | Jefferson Avenue | | | | 0.082 | | | | |
| 5037680003 | City of New York | Jefferson Avenue | | | | 0.037 | | | | |
| 5037680004 | NYC DEP | Jefferson Avenue | | | | 0.348 | 0.147 | | | |
| 5037680008 | City of New York | Jefferson Avenue | | | | 0.082 | | | | |
| 5037690001 | NYC DEP | Jefferson Avenue | | | | 0.003 | 0.128 | | | |
| 5037690004 | City of New York | Jefferson Avenue | | | | 0.163 | 0.011 | | | |
| 5037690008 | City of New York | Jefferson Avenue | | | | 0.096 | | | | |
| 5037690011 | City of New York | Baden Place | | | | 0.138 | 0.001 | | | |
| 5037690014 | NYC DEP | Baden Place | | | | 0.215 | 0.195 | | | |
| 5037690019 | City of New York | Graham Boulevard | | | | 0.041 | 0.107 | | | |
| 5037690022 | City of New York | Graham Boulevard | | | | 0.037 | 0.010 | | | |
| 5037690023 | City of New York | Graham Boulevard | | | | 0.082 | 0.053 | | | |
| 5037690026 | NYC DEP | Graham Boulevard | | | | | 0.105 | | | |
| 5037690029 | NYC DEP | Patterson Avenue | | | | 0.034 | 0.060 | | | |
| 5037900012 | NYC DEP | Grimsby Street | | | | | 0.044 | | | |
| 5037900013 | NYC DEP | Grimsby Street | | | | | 0.041 | | | |
| 5037900014 | NYC DEP | Grimsby Street | | | | | 0.040 | | | |

Exhibit “B”
Parcel Data

Contract 2

| Parcel BBL ¹ No. | Owner's Name | Property Location | Fee | FPLE ² | Pipeline Easement | Ponding Easement | Restrictive Easement | Road Easement | Wetland Easement | TWAE ³ |
|-----------------------------|------------------|-------------------|-------|-------------------|-------------------|------------------|----------------------|---------------|------------------|-------------------|
| 5037900015 | NYC DEP | Grimsby Street | | | | | 0.040 | | | |
| 5037900016 | NYC DEP | Grimsby Street | | | | | 0.048 | | | |
| 5037900017 | NYC DEP | Grimsby Street | | | | | 0.048 | | | |
| 5037900018 | NYC DEP | Grimsby Street | | | | | 0.042 | | | |
| 5037900019 | NYC DEP | Grimsby Street | | | | | 0.044 | | | |
| 5037900020 | NYC DEP | Grimsby Street | | | | | 0.044 | | | |
| 5037900021 | NYC DEP | Grimsby Street | | | | | 0.044 | | | |
| 5037900022 | NYC DEP | Grimsby Street | | | | | 0.046 | | | |
| 5037900023 | NYC DEP | Grimsby Street | | | | | 0.121 | | | |
| 5037900031 | NYC DEP | Jefferson Avenue | | | | | 0.456 | | | |
| 5037900045 | NYC DEP | Freeborn Street | | | | | 0.148 | | | |
| 5037910022 | NYC DEP | Freeborn Street | | | | | 0.158 | | | |
| 5037910031 | NYC DEP | Jefferson Avenue | | | | | 0.359 | | | |
| 5037920021 | NYC DEP | Olympia Boulevard | | | | | 0.107 | | | |
| 5037920027 | NYC DEP | Olympia Boulevard | | | | | 0.087 | | | |
| 5037920029 | Graham Slater | Olympia Boulevard | 0.085 | | | | | | | |
| 5037920031 | NYC DEP | Jefferson Avenue | | | | 0.080 | | | | |
| 5037920033 | City of New York | Jefferson Avenue | | | | 0.161 | | | | |
| 5037920037 | NYC DEP | Jefferson Avenue | | | | 0.125 | | | | |
| 5037920041 | NYC DEP | Colony Avenue | | | | 0.087 | 0.039 | | | |
| 5037920044 | NYC DEP | Colony Avenue | | | | | 0.053 | | | |
| 5037920047 | NYC DEP | Colony Avenue | | | | | 0.142 | | | |
| 5037920050 | NYC DEP | Colony Avenue | | | | | 0.047 | | | |
| 5037930027 | NYC DEP | Colony Avenue | | | | 0.402 | 0.126 | | | |
| 5037930028 | NYC DEP | Colony Avenue | | | | 0.090 | | | | |

Exhibit “B”
Parcel Data

Contract 2

| Parcel BBL ¹ No. | Owner's Name | Property Location | Fee | FPLE ² | Pipeline Easement | Ponding Easement | Restrictive Easement | Road Easement | Wetland Easement | TWAE ³ |
|-----------------------------|-------------------------|-------------------|-------|-------------------|-------------------|------------------|----------------------|---------------|------------------|-------------------|
| 5037930031 | NYC DEP | Jefferson Avenue | | | | 0.102 | | | | |
| 5037930033 | NYC DEP | Jefferson Avenue | | | | 0.043 | | | | |
| 5037930034 | Rhea Slade | Jefferson Avenue | 0.044 | | | | | | | |
| 5037930035 | Russo Lydia | Jefferson Avenue | 0.236 | | | | | | | |
| 5037930047 | NYC DEP | Baden Place | | | | 0.041 | 0.028 | | | |
| 5037940016 | Jewish Community Center | Baden Place | 0.127 | | | | | | | |
| 5037940019 | Jewish Community Center | Baden Place | 0.045 | | | | | | | |
| 5037940020 | Jewish Community Center | Baden Place | 0.039 | | | | | | | |
| 5037940021 | Jewish Community Center | Baden Place | 0.303 | | | | | | | |
| 5037940028 | Dolle Kennedy | Baden Place | 0.021 | | | | | | | |
| 5037940030 | NYC DEP | Baden Place | | | | 0.072 | | | | |
| 5037940031 | Asset Holding CP | Jefferson Avenue | 0.112 | | | | | | | |
| 5037940033 | Joel S. Berson | Jefferson Avenue | 0.133 | | | | | | | |
| 5037940053 | Edwin Jaques | Patterson Avenue | 0.135 | | | | | | | |
| 5037940056 | NYC DEP | Patterson Avenue | | | | 0.134 | | | | |
| 5037940059 | NYC DEP | Patterson Avenue | | | | 0.049 | | | | |
| 5037940060 | NYC DEP | Patterson Avenue | | | | 0.050 | | | | |
| 5037940061 | NYC DEP | Patterson Avenue | | | | 0.155 | 0.068 | | | |
| 5038230001 | NYC DEP | Canoe Place | | | | | 0.553 | | | |
| 5038240006 | NYC DEP | Slater Boulevard | | | | | 0.126 | | | |
| 5038240012 | Azzara, Giovanna | Slater Boulevard | 0.042 | | | | | | | |
| 5038250001 | City of New York | Canoe Place | | | | 0.006 | 0.080 | | | |
| 5038250004 | City of New York | Canoe Place | | | | | 0.037 | | | |
| 5038260001 | NYC DEP | Canoe Place | | | | 0.000 | 0.278 | | | |
| 5038290100 | NYC DEP | Ocean Road | | | | | 0.927 | | | |

Exhibit “B”
Parcel Data

Contract 2

| Parcel BBL ¹ No. | Owner's Name | Property Location | Fee | FPLE ² | Pipeline Easement | Ponding Easement | Restrictive Easement | Road Easement | Wetland Easement | TWAE ³ |
|-----------------------------|---------------------|-----------------------|-------|-------------------|-------------------|------------------|----------------------|---------------|------------------|-------------------|
| 5038330001 | NYC Parks | Fr Capodanno Blvd | | 0.409 | | | | | | 1.642 |
| 5038330002 | NYC Parks | Fr Capodanno Blvd | | 0.029 | | | | | | 0.051 |
| 5038330003 | NYC Parks | Fr Capodanno Blvd | | 1.112 | | | | | | 0.575 |
| 5038330015 | NYC Parks | Fr Capodanno Blvd | | | | | | | | 0.027 |
| 5038330030 | NYC Parks | Fr Capodanno Blvd | | 0.147 | | | | | | 0.436 |
| 5038330100 | NYC Parks | 700 Fr Capodanno Blvd | | 1.924 | | | | | | 0.848 |
| 5038330500 | NYC Parks | Fr Capodanno Blvd | | 0.404 | | | | | | 0.309 |
| 5038340051 | Sharp Holdings, LLC | Fr Capodanno Blvd | 0.142 | | | | | | | |
| 5038350001 | Sharp Holdings, LLC | Fr Capodanno Blvd | 0.184 | | | | | | | |
| 5038360001 | NYC DEP | Quincy Avenue | | | | | 0.036 | | | |
| 5038420001 | Leo A. Barrile | Seaver Avenue | 0.096 | | | | | | | |
| 5038420003 | City of New York | Seaver Avenue | | | | 0.098 | | | | |
| 5038420005 | City of New York | Seaver Avenue | | | | 0.196 | 0.020 | | | |
| 5038420008 | Gladys Madovoy/Tee | Seaver Avenue | 1.383 | | | | | | | |
| 5038420027 | Gladys Madovoy/Tee | Graham Boulevard | 0.140 | | | | | | | |
| 5038420029 | Gladys Madovoy/Tee | Graham Boulevard | 0.094 | | | | | | | |
| 5038420037 | Gladys Madovoy/Tee | Graham Boulevard | 0.115 | | | | | | | |
| 5038450001 | NYC DEP | Sioux Street | | | | | 0.117 | | | |
| 5038460001 | NYC DEP | Graham Boulevard | | | | | 0.272 | | | |
| 5038510001 | NYC Parks | Fr Capodanno Blvd | | 0.030 | | | | | | 0.115 |
| 5038510040 | NYC Parks | Fr Capodanno Blvd | | 0.012 | | | | | | 0.023 |
| 5038510050 | NYC Parks | Fr Capodanno Blvd | | 2.068 | | | | | | 0.918 |
| 5038560007 | L Hall | Jay Street | 0.090 | | | | | | | |
| 5038560016 | NYC DEP | Jefferson Avenue | | | | | 0.028 | | | |
| 5038560017 | Andrei Karpov | 637 Jefferson Avenue | 0.034 | | | | | | | |

Exhibit “B”
Parcel Data

Contract 2

| Parcel BBL ¹ No. | Owner's Name | Property Location | Fee | FPLE ² | Pipeline Easement | Ponding Easement | Restrictive Easement | Road Easement | Wetland Easement | TWAE ³ |
|-----------------------------|----------------------|-------------------|-------|-------------------|-------------------|------------------|----------------------|---------------|------------------|-------------------|
| 5038560019 | Dolle Kennedy | Jefferson Avenue | 0.045 | | | | | | | |
| 5038560023 | NYC DEP | Jefferson Avenue | | | | 0.015 | 0.164 | | | |
| 5038560028 | NYC DEP | Patterson Avenue | | | | | 0.100 | | | |
| 5038590001 | NYC DEP | Graham Boulevard | | | | | 0.168 | | | |
| 5038600031 | Jean H. Bott | Jefferson Avenue | 0.138 | | | | | | | |
| 5038610001 | Gail K. Byrnes F/K/A | Patterson Avenue | 0.260 | | | | | | | |
| 5038610014 | Gail K. Byrnes F/K/A | Patterson Avenue | 0.664 | | | | | | | |
| 5038610019 | Freda Shammah | Patterson Avenue | 0.024 | | | | | | | |
| 5038610024 | Gail Byrnes | Jefferson Avenue | 0.039 | | | | | | | |
| 5038610025 | NYC DEP | Jefferson Avenue | | | | 0.067 | 0.018 | | | |
| 5038610027 | Abid Shoman | Jefferson Avenue | 0.087 | | | | | | | |
| 5038610029 | NYC DEP | Jay Street | | | | 0.098 | | | | |
| 5038610031 | NYC DEP | Jay Street | | | | 0.046 | | | | |
| 5038610032 | NYC DEP | Jay Street | | | | 0.046 | | | | |
| 5038610033 | NYC DCAS | Jay Street | | | | 0.091 | | | | |
| 5038610035 | NYC DEP | Jay Street | | | | 0.186 | | | | |
| 5038610039 | G Slater Co | Jay Street | 0.095 | | | | | | | |
| 5038610041 | J. Endervelt | Jay Street | 0.042 | | | | | | | |
| 5038610042 | J. Endervelt | Jay Street | 0.072 | | | | | | | |
| 5038640010 | NYC DEP | Oceanside Avenue | | | | | 0.069 | | | |
| 5038640012 | Adrienne Ferrett | Fr Capodanno Blvd | 0.039 | | | | | | | |
| 5038640013 | Adrienne Ferrett | Fr Capodanno Blvd | 0.033 | | | | | | | |
| 5038640014 | Adrienne Ferrett | Fr Capodanno Blvd | 0.032 | | | | | | | |
| 5038640015 | Adrienne Ferrett | Fr Capodanno Blvd | 0.030 | | | | | | | |
| 5038640016 | Adrienne Ferrett | Fr Capodanno Blvd | 0.029 | | | | | | | |

Exhibit “B”
Parcel Data

Contract 2

| Parcel BBL ¹ No. | Owner's Name | Property Location | Fee | FPLE ² | Pipeline Easement | Ponding Easement | Restrictive Easement | Road Easement | Wetland Easement | TWAE ³ |
|-----------------------------|-----------------------|------------------------|-------|-------------------|-------------------|------------------|----------------------|---------------|------------------|-------------------|
| 5038640017 | Michael Steven Tannen | Oceanside Avenue | 0.035 | | | | | | | |
| 5038640018 | Hub Development Corp | Fr Capodanno Blvd | 0.262 | | | | | | | |
| 5038640100 | NYC DEP | Jay Street | | | | 0.106 | 0.033 | | | |
| 5038640103 | Steven Guterman | Jay Street | 0.086 | | | | | | | |
| 5038640105 | NYC DEP | Jay Street | | | | 0.028 | 0.063 | | | |
| 5038640107 | Steven Guterman | Jay Street | 0.051 | | | | | | | |
| 5038640108 | Steven Guterman | Jay Street | 0.096 | | | | | | | |
| 5038640110 | Steven Guterman | Jay Street | 0.054 | | | | | | | |
| 5038640111 | Steven Guterman | Jay Street | 0.089 | | | | | | | |
| 5038680001 | NYC Parks | Fr Capodanno Blvd | | 0.121 | | | | | | 2.821 |
| 5038680002 | NYC Parks | Fr Capodanno Blvd | | 0.850 | | | | | | 0.257 |
| 5038680060 | NYC Parks | Fr Capodanno Blvd | | 1.139 | | | | | | 0.557 |
| 5038790001 | NYC Parks | 2231 Fr Capodanno Blvd | | 2.843 | | | | | | 7.270 |
| 5038790002 | NYC Parks | Fr Capodanno Blvd | | 0.715 | | | | | | 0.470 |
| 5038930001 | NYC Parks | 660 Lincoln Avenue | | 2.186 | | | | | | 1.766 |
| 5039300010 | NYC Doe | 2151 New Dorp Lane | | | | | | | | |
| 5039300090 | National Park Service | 455 New Dorp Lane | | 4.353 | | | | | | 2.605 |
| 5041050050 | NYC Parks | 126 Cedar Grove Avenue | | | | | | | | 0.000 |
| STREETS & ROWs | Public | - | | | | 20.711 | 16.219 | | | |

EXHIBIT “C”
ESTATES

EXHIBIT “C”
ESTATES

A. STANDARD ESTATES

1) FEE (Standard Estate No. 1)

The fee simple title to the land described in Schedule A. Subject, however, to existing easements for public roads and highways, public utilities, railroads and pipelines¹.

2) FLOOD PROTECTION LEVEE EASEMENT (Standard Estate No. 9)

A perpetual and assignable right and easement in the land described in Schedule A to construct, maintain, repair, operate, patrol and replace a flood protection levee and floodwall, including all appurtenances thereto; reserving, however, to the landowners, their heirs and assigns, all such rights and privileges in the land as may be used without interfering with or abridging the rights and easement hereby acquired; subject, however, to existing easements for public roads and highways, public utilities, railroads and pipelines.

3) PIPELINE EASEMENT (Standard Estate No. 13)

A perpetual and assignable easement and right-of-way in, on, over and across the land described in Schedule A for the location, construction, operation, maintenance, alteration; repair and patrol of an underground storm water drainage pipeline; together with the right to trim, cut, fell and remove therefrom all trees, underbrush, obstructions and other vegetation, structures, or obstacles within the limits of the right-of-way; reserving, however, to the landowners, their heirs and assigns, all such rights and privileges as may be used without interfering with or abridging the rights and easement hereby acquired; subject, however, to existing easements for public roads and highways, public utilities, railroads and pipelines.

4) ROAD EASEMENT (Standard Estate No. 11)

A perpetual exclusive and assignable easement and right-of-way in, on, over and across the land described in Schedule A for the location, construction, operation, maintenance, alteration replacement of a road and appurtenances thereto; together with the right to trim, cut, fell and remove therefrom all trees, underbrush, obstructions and other vegetation, structures, or obstacles within the limits of the right-of-way; subject, however, to existing easements for public roads and highways, public utilities, railroads and pipelines.

¹ Where an outstanding interest in the subsurface mineral estate is part of a block ownership which is to be excluded from the taking in accordance with paragraph 5 289 (2), the following clause will be added: “excepting and excluding from the taking all interests in the (coal) (oil and gas) which are outstanding in parties other than the surface owners and all appurtenant rights for the exploration, development and removal of said (coal) (oil and gas) so excluded.”

EXHIBIT “C”
ESTATES

5) TEMPORARY WORK AREA EASEMENT (Standard Estate No. 15)

A temporary easement and right-of-way in, on, over and across the lands described in Schedule A, for a period not to exceed two years beginning with date possession of the land is granted to the United States, for use by the United States, its representatives, agents, and contractors as a work area, including the right to move, store and remove equipment and supplies, and erect and remove temporary structures on the land and to perform any other work necessary and incident to the construction of the South Shore of Staten Island Coastal Storm Risk Management Project, together with the right to trim, cut, fell and remove therefrom all trees, underbrush, obstructions, and any other vegetation, structures, or obstacles within the limits of the right-of-way; reserving, however, to the landowners, their heirs and assigns, all such rights and privileges as may be used without interfering with or abridging the rights and easement hereby acquired; subject, however, to existing easements for public roads and highways, public utilities, railroads and pipelines.

6) RESTRICTIVE EASEMENT (Standard Estate No. 16)

A perpetual and assignable easement for the establishment, maintenance, operation and use for a restrictive area in, on, over and across the land described in Schedule A consisting of the right to prohibit human habitation; the right to remove buildings presently or hereafter being used for human habitation; the right to prohibit gatherings of more than twenty-five (25) persons; the right to post signs indicating the nature and extent of the Government's control; and the right of ingress and egress over and across said land for the purpose of exercising the rights set forth herein; subject, however, to existing easements for public roads and highways, public utilities, railroads and pipelines; reserving, however, to the landowners, their heirs and assigns, all such rights and privileges as may be used without interfering with or abridging the rights and easement hereby acquired.

B. NON-STANDARD ESTATES

1) PONDING EASEMENT

The perpetual right, power, privilege and easement to clear, borrow, excavate and remove soil, dirt, control vegetation and build earthen structures with controlled vegetation and other materials to pond the natural overflow, flooding and submerging of the land described in Schedule A, in connection with the operation maintenance of the project as authorized by the Disaster Relief Appropriations Act of 2013, Public Law 113-2 enacted on 29 January 2013, and the continuing right to clear, borrow, excavate, and remove soil, dirt, brush, debris and natural obstructions which, in the opinion of the representative of the United States in charge of the project, may be detrimental to the project, together with all right, title and interest in and to the timber, structures and improvements situate on the land provided that no structures for human habitation shall be constructed or maintained on the land, that no other structures shall be constructed or maintained on the land except as may be approved in writing by the representative of the

EXHIBIT “C”
ESTATES

United States in charge of the project, and that no excavation shall be conducted and no landfill placed on the land without such approval as to the location and method of excavation and/or placement of landfill; the above estate is taken subject to existing easements for public roads and highways, public utilities, railroads and pipelines; reserving, however, to the landowners, their heirs and assigns, all such rights and privileges as may be used and enjoyed without interfering with the use of the project for the purposes authorized by Congress or abridging the rights and easement hereby acquired; provided further that any use of the land shall be subject to Federal and State Laws with respect to pollution.

2) WETLAND EASEMENT

A perpetual and assignable easement and right-of-way in, on, over and across the land described in Schedule A, for the construction, restoration, establishment, enhancement, and/or preservation of wetlands, streams, or other aquatic resources; together with the continuing right to trim, dispense fertilizer or herbicide, cut, fell, remove and dispose therefrom all trees, underbrush, obstructions, and other vegetation; and to remove and dispose of structures or obstructions within the limits of the right-of-way; and to place thereon dredged, excavated or other clean and appropriate grain size fill material, to shape and grade said land to desired elevation, slopes and contour; and to prevent erosion by structural and vegetative methods; and to do any other work or monitoring necessary and incident to the South Shore of Staten Island Coastal Storm Risk Management Project; together with the right of ingress and egress for such work; reserving, however, to the landowners, their heirs and assigns, all such rights and privileges as may be used without interfering with or abridging the rights and easement hereby acquired; subject, however to existing easements for public roads and highways, public utilities, railroads and pipelines.

EXHIBIT “D”

BASELINE COST ESTATE FOR REAL ESTATE

EXHIBIT “D”
BASELINE COST ESTIMATE FOR REAL ESTATE

| BASELINE COST ESTIMATE FOR REAL ESTATE SOUTH SHORE OF STATEN ISLAND COASTAL STORM RISK MANAGEMENT TOTAL PROJECT | | | | |
|--|---|---------------------|--------------------|---------------------|
| | TOTAL PROJECT REAL ESTATE COSTS | NON-FEDERAL | FEDERAL | TOTAL COSTS |
| 01A | INCIDENTAL COSTS | \$2,870,000 | \$1,729,040 | \$4,599,040 |
| 01A1 | Acquisition (Admin Costs) | \$420,000 | \$336,000 | \$756,000 |
| 01A1A | By the Non-Federal Sponsor | \$420,000 | | |
| 01A1B | By Government (Govt) on behalf of NFS | | | |
| 01A1C | By Govt | | \$336,000 | |
| 01A2 | Survey | \$525,000 | \$260,040 | \$785,040 |
| 01A2A | By NFS | \$525,000 | | |
| 01A2B | By Govt on behalf of NFS | | | |
| 01A2C | Review of NFS | | \$260,040 | |
| 01A3 | Appraisal | \$1,400,000 | \$383,150 | \$1,783,150 |
| 01A3A | By NFS | \$1,400,000 | | |
| 01A3B | By Govt on behalf of NFS | | | |
| 01A3C | Review of NFS | | \$383,150 | |
| 01A4 | Title Services | \$525,000 | \$336,550 | \$861,550 |
| 01A4A | By NFS | \$525,000 | | |
| 01A4B | By Govt on behalf of NFS | | | |
| 01A4C | Review of NFS | | \$336,550 | |
| 01A5 | Other Professional Services | \$0 | \$0 | \$0 |
| 01A5A | By NFS | \$0 | | |
| 01A5B | By Govt on behalf of NFS | | | |
| 01A5C | Review of NFS | | \$0 | |
| 01A6 | PL 91-646 Assistance | \$0 | \$0 | \$0 |
| 01A6A | By NFS | \$0 | | |
| 01A6B | By Govt on behalf of NFS | | | |
| 01A6C | Review of NFS | | \$0 | |
| 01A8 | Audit | \$0 | \$413,300 | \$413,300 |
| 01A8A | By NFS | \$0 | | |
| 01A9B | By Govt | | \$413,300 | |
| | | | | |
| | TOTAL PROJECT REAL ESTATE COSTS | NON-FEDERAL | FEDERAL | TOTAL COSTS |
| 01B | ACQUISITION COSTS | \$27,467,497 | \$0 | \$27,467,497 |
| 01B1 | Land Payments | \$27,467,497 | \$0 | \$27,467,497 |
| 01B1A | By NFS | \$27,467,497 | | |
| 01B1B | By Govt on behalf of NFS | | | |
| 01B2 | Damage Payments | \$0 | \$0 | \$0 |
| 01B2A | By NFS | | | |
| 01B2B | By Govt on behalf of NFS | | | |
| 01B3 | PL 91-646 Payment | \$0 | \$0 | \$0 |
| 01B3A | By NFS | | | |
| 01B3B | By Govt on behalf of NFS | | | |
| 01B4 | Condemnation | \$0 | \$0 | \$0 |
| 01B4A | By NFS | | | |
| 01B4B | By Govt on behalf of NFS | | | |
| 01B5 | Disposals | \$0 | \$0 | \$0 |
| 01B5A | By Government | | | |
| 01B5B | By NFS | | | |
| 01B5C | By Govt on behalf of NFS | | | |
| | | | | |
| | Subtotal Lands & Damages (01A & 01B) | \$30,337,497 | \$1,729,040 | \$32,066,537 |
| | Contingency (32.9%) | \$9,981,037 | \$568,854 | \$10,549,891 |
| 01 | TOTAL LANDS & DAMAGES | \$40,318,534 | \$2,297,894 | \$42,616,428 |
| 02 | TOTAL RELOCATIONS (Facilities & Utilities) (02-Cost Acct.) | \$42,299,000 | \$0 | \$42,299,000 |
| | TOTAL PROJECT REAL ESTATE COSTS (01 & 02) | \$82,617,534 | \$2,297,894 | \$84,915,428 |
| | TOTAL NFS LEERD COSTS | 82,617,534 | - | 82,617,534 |

EXHIBIT "D"
BASELINE COST ESTIMATE FOR REAL ESTATE

| BASELINE COST ESTIMATE FOR REAL ESTATE SOUTH SHORE OF STATEN ISLAND COASTAL STORM RISK MANAGEMENT CONTRACT 1 | | | | |
|---|---|---------------------|------------------|---------------------|
| | TOTAL PROJECT REAL ESTATE COSTS | NON-FEDERAL | FEDERAL | TOTAL COSTS |
| 01A | INCIDENTAL COSTS | \$906,100 | \$489,630 | \$1,395,730 |
| 01A1 | Acquisition (Admin Costs) | \$132,600 | \$106,080 | \$238,680 |
| 01A1A | By the Non-Federal Sponsor | \$132,600 | | |
| 01A1B | By Government (Govt) on behalf of NFS | | | |
| 01A1C | By Govt | | \$106,080 | |
| 01A2 | Survey | \$165,750 | \$87,600 | \$253,350 |
| 01A2A | By NFS | \$165,750 | | |
| 01A2B | By Govt on behalf of NFS | | | |
| 01A2C | Review of NFS | | \$87,600 | |
| 01A3 | Appraisal | \$442,000 | \$143,650 | \$585,650 |
| 01A3A | By NFS | \$442,000 | | |
| 01A3B | By Govt on behalf of NFS | | | |
| 01A3C | Review of NFS | | \$143,650 | |
| 01A4 | Title Services | \$165,750 | \$26,400 | \$192,150 |
| 01A4A | By NFS | \$165,750 | | |
| 01A4B | By Govt on behalf of NFS | | | |
| 01A4C | Review of NFS | | \$26,400 | |
| 01A5 | Other Professional Services | \$0 | \$0 | \$0 |
| 01A5A | By NFS | \$0 | | |
| 01A5B | By Govt on behalf of NFS | | | |
| 01A5C | Review of NFS | | \$0 | |
| 01A6 | PL 91-646 Assistance | \$0 | \$0 | \$0 |
| 01A6A | By NFS | \$0 | | |
| 01A6B | By Govt on behalf of NFS | | | |
| 01A6C | Review of NFS | | \$0 | |
| 01A8 | Audit | \$0 | \$125,900 | \$125,900 |
| 01A8A | By NFS | \$0 | | |
| 01A9B | By Govt | | \$125,900 | |
| | | | | |
| | TOTAL PROJECT REAL ESTATE COSTS | NON-FEDERAL | FEDERAL | TOTAL COSTS |
| 01B | ACQUISITION COSTS | \$11,291,659 | \$0 | \$11,291,659 |
| 01B1 | Land Payments | \$11,291,659 | \$0 | \$11,291,659 |
| 01B1A | By NFS | \$11,291,659 | | |
| 01B1B | By Govt on behalf of NFS | | | |
| 01B2 | Damage Payments | \$0 | \$0 | \$0 |
| 01B2A | By NFS | | | |
| 01C2B | By Govt on behalf of NFS | | | |
| 01B3 | PL 91-646 Payment | \$0 | \$0 | \$0 |
| 01B3A | By NFS | | | |
| 01B3B | By Govt on behalf of NFS | | | |
| 01B4 | Condemnation | \$0 | \$0 | \$0 |
| 01B4A | By NFS | | | |
| 01B4B | By Govt on behalf of NFS | | | |
| 01B5 | Disposals | \$0 | \$0 | \$0 |
| 01B5A | By Government | | | |
| 01B5B | By NFS | | | |
| 01B5C | By Govt on behalf of NFS | | | |
| | | | | |
| | Subtotal Lands & Damages (01A & 01B) | \$12,197,759 | \$489,630 | \$12,687,389 |
| | Contingency (32.9%) | \$4,013,063 | \$161,088 | \$4,174,151 |
| 01 | TOTAL LANDS & DAMAGES | \$16,210,822 | \$650,718 | \$16,861,540 |
| 02 | TOTAL RELOCATIONS (Facilities & Utilities) (02-Cost Acct.) | \$1,923,000 | \$0 | \$1,923,000 |
| | TOTAL PROJECT REAL ESTATE COSTS (01 & 02) | \$18,133,822 | \$650,718 | \$18,784,540 |
| | TOTAL NFS LERRD COSTS | 18,133,822 | - | \$18,133,822 |

EXHIBIT “D”
BASELINE COST ESTIMATE FOR REAL ESTATE

| BASELINE COST ESTIMATE FOR REAL ESTATE SOUTH SHORE OF STATEN ISLAND COASTAL STORM RISK MANAGEMENT CONTRACT 2 | | | | |
|---|---|---------------------|--------------------|---------------------|
| | TOTAL PROJECT REAL ESTATE COSTS | NON-FEDERAL | FEDERAL | TOTAL COSTS |
| 01A | INCIDENTAL COSTS | \$1,963,900 | \$1,239,410 | \$3,203,310 |
| 01A1 | Acquisition (Admin Costs) | \$287,400 | \$229,920 | \$517,320 |
| 01A1A | By the Non-Federal Sponsor | \$287,400 | | |
| 01A1B | By Government (Govt) on behalf of NFS | | | |
| 01A1C | By Govt | | \$229,920 | |
| 01A2 | Survey | \$359,250 | \$172,440 | \$531,690 |
| 01A2A | By NFS | \$359,250 | | |
| 01A2B | By Govt on behalf of NFS | | | |
| 01A2C | Review of NFS | | \$172,440 | |
| 01A3 | Appraisal | \$958,000 | \$239,500 | \$1,197,500 |
| 01A3A | By NFS | \$958,000 | | |
| 01A3B | By Govt on behalf of NFS | | | |
| 01A3C | Review of NFS | | \$239,500 | |
| 01A4 | Title Services | \$359,250 | \$310,150 | \$669,400 |
| 01A4A | By NFS | \$359,250 | | |
| 01A4B | By Govt on behalf of NFS | | | |
| 01A4C | Review of NFS | | \$310,150 | |
| 01A5 | Other Professional Services | \$0 | \$0 | \$0 |
| 01A5A | By NFS | \$0 | | |
| 01A5B | By Govt on behalf of NFS | | | |
| 01A5C | Review of NFS | | \$0 | |
| 01A6 | PL 91-646 Assistance | \$0 | \$0 | \$0 |
| 01A6A | By NFS | \$0 | | |
| 01A6B | By Govt on behalf of NFS | | | |
| 01A6C | Review of NFS | | \$0 | |
| 01A8 | Audit | \$0 | \$287,400 | \$287,400 |
| 01A8A | By NFS | \$0 | | |
| 01A9B | By Govt | | \$287,400 | |
| | | | | |
| | TOTAL PROJECT REAL ESTATE COSTS | NON-FEDERAL | FEDERAL | TOTAL COSTS |
| 01B | ACQUISITION COSTS | \$16,175,838 | \$0 | \$16,175,838 |
| 01B1 | Land Payments | \$16,175,838 | \$0 | \$16,175,838 |
| 01B1A | By NFS | \$16,175,838 | | |
| 01B1B | By Govt on behalf of NFS | | | |
| 01B2 | Damage Payments | \$0 | \$0 | \$0 |
| 01B2A | By NFS | | | |
| 01C2B | By Govt on behalf of NFS | | | |
| 01B3 | PL 91-646 Payment | \$0 | \$0 | \$0 |
| 01B3A | By NFS | | | |
| 01B3B | By Govt on behalf of NFS | | | |
| 01B4 | Condemnation | \$0 | \$0 | \$0 |
| 01B4A | By NFS | | | |
| 01B4B | By Govt on behalf of NFS | | | |
| 01B5 | Disposals | \$0 | \$0 | \$0 |
| 01B5A | By Government | | | |
| 01B5B | By NFS | | | |
| 01B5C | By Govt on behalf of NFS | | | |
| | | | | |
| | Subtotal Lands & Damages (01A & 01B) | \$18,139,738 | \$1,239,410 | \$19,379,148 |
| | Contingency (32.9%) | \$5,967,974 | \$407,766 | \$6,375,740 |
| 01 | TOTAL LANDS & DAMAGES | \$24,107,712 | \$1,647,176 | \$25,754,888 |
| 02 | TOTAL RELOCATIONS (Facilities & Utilities) (02-Cost Acct.) | \$40,376,000 | \$0 | \$40,376,000 |
| | TOTAL PROJECT REAL ESTATE COSTS (01 & 02) | \$64,483,712 | \$1,647,176 | \$66,130,888 |
| | TOTAL NFS LEERD COSTS | \$64,483,712 | - | \$64,483,712 |

EXHIBIT “E”

NON-FEDERAL SPONSOR CAPABILITY ASSESSMENT CHECKLIST

**ASSESSMENT OF NON-FEDERAL SPONSOR'S
REAL ESTATE ACQUISITION CAPABILITY**

**SOUTH SHORE OF STATEN ISLAND
COASTAL STORM RISK MANAGEMENT PROJECT**

I. Legal Authority.

- a. Does the sponsor have legal authority to acquire and hold title to real property for project purposes? Yes.
- b. Does the sponsor have the power of eminent domain for this project? Yes.
- c. Does the sponsor have “quick-take” authority for this project? Yes.
- d. Are any of the lands/interests in land required for the project located outside the sponsor’s political boundary? No.
- e. Are any of the lands/interests in land required for the project owned by an entity whose property the sponsor cannot condemn? Yes. The Project requires the acquisition of real estate interests over lands owned by the Federal Government.

II. Human Resource Requirements.

- a. Will the sponsor’s in-house staff require training to become familiar with the real estate requirements of Federal projects including P.L. 91-646, as amended? No.
- b. If the answer to II.a is “yes,” has a reasonable plan been developed to provide such training?
- c. Does the sponsor’s in-house staff have sufficient real estate acquisition experience to meet its responsibilities for the project? Yes.
- d. Is the sponsor’s projected in-house staffing level sufficient considering its other workload, if any, and the project schedule? Yes.
- e. Can the sponsor obtain contractor support, if required in a timely fashion? Yes.
- f. Will the sponsor likely request USACE assistance in acquiring real estate? No.

III. Other Project Variables.

- a. Will the sponsor's staff be located within reasonable proximity to the project site? Yes
- b. Has the sponsor approved the project/real estate schedule/milestones? Yes

IV. Overall Assessment.

- a. Has the sponsor performed satisfactorily on other USACE projects? Yes
- b. With regard to this project, the sponsor is anticipated to be: highly capable/fully capable/moderately capable/marginally capable/insufficiently capable. If sponsor is believed to be "insufficiently capable," provide explanation. Highly Capable.

V. Coordination.

- a. Has this assessment been coordinated with the sponsor? Yes
- b. Does the sponsor concur with this assessment? Yes



NOREEN DEAN DRESSER
Chief, Real Estate Division,
Real Estate Contracting Officer

EXHIBIT “F”
PONDING AREA FLOOD DEPTH CHANGES

EXHIBIT “F”
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| | | | 2-yr Storm Event | | 10-yr Storm Event | | 50-yr Storm Event | | 100-yr Storm Event | | Maximum Increased Flood Depth |
|---------------|-----------------|------------------------|-------------------------|-----------------------------|-------------------------|-----------------------------|-------------------------|-----------------------------|-------------------------|-----------------------------|----------------------------------|
| Interior Area | Pond Name | Pond Area (± acres) | Existing Flood Depth | With Project Flood Depth | Existing Flood Depth | With Project Flood Depth | Existing Flood Depth | With Project Flood Depth | Existing Flood Depth | With Project Flood Depth | |
| B | East | 45.85 | 0.0 | 1.9 | 0.5 | 2.8 | 1.0 | 3.3 | 1.2 | 3.5 | 2.3 |
| C | Pond 1 | 15.69 | 0.2 | 0.5 | 1.4 | 1.3 | 2.3 | 2.2 | 2.4 | 2.5 | 0.3 |
| | Pond 2 | 12.01 | 0.2 | 0.5 | 1.4 | 1.3 | 2.3 | 2.2 | 2.4 | 2.5 | 0.3 |
| | Pond 3 | 16.39 | 0.2 | 0.5 | 1.4 | 1.3 | 2.3 | 2.2 | 2.4 | 2.5 | 0.3 |
| | Pond 4 | 20.46 | 0.2 | 0.5 | 1.4 | 1.3 | 2.3 | 2.2 | 2.4 | 2.5 | 0.3 |
| | Pond 7 | 12.08 | 0.0 | 0.5 | 0.4 | 1.3 | 1.3 | 2.2 | 1.4 | 2.5 | 1.2 |
| | Last Chance | 18.14 | 0.0 | 0.5 | 0.0 | 1.3 | 0.3 | 2.2 | 0.4 | 2.5 | 2.2 |
| | Midland Pond | 5.74 | 0.0 | 0.5 | 0.0 | 1.3 | 0.0 | 2.2 | 0.0 | 2.5 | 2.5 |
| E | Pond 1 | 15.64 | 0 | 1.1 | 0.6 | 2.5 | 1.16 | 3.4 | 1.4 | 3.8 | 2.4 |
| | Pond 2 | 18.7 | 0.99 | 1.1 | 1.6 | 2.5 | 2.16 | 3.4 | 2.4 | 3.8 | 1.4 |

*See Appendix II, *Interior Drainage Analysis*, for additional information.