

Doc # Document Type

237 NOTICE TO COUNTY CLERK CPLR 8019(C), Motion #001

AMENDMENT TO CAPTION

238 EXHIBIT(S) 111, Motion #001

PROPERTY REPORT

239 EXHIBIT(S) 112, Motion #001

CERTIFICATE OF OCCUPANCY

240 EXHIBIT(S) 113, Motion #001

111 SULLIVAN STREET

241 EXHIBIT(S) TR3, Motion #001

NO VERIFIABLE COMPLAINTS FILED IN MY RESIDENCE

NYSCEF DOC. NO. 237

INDEX NO. 153974/2020

RECEIVED NYSCEF: 08/04/2020

**SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF NEW YORK****SULLIVAN PROPERTIES, L.P.****Plaintiff(s)/Petitioner(s),****Index No. 153974 / 2020****- against -****BARIS DINCER****Defendant(s)/Respondent(s).****x****NOTICE TO COUNTY CLERK
AMENDMENT TO CAPTION**

BARIS DINCER, a [plaintiff/defendant or petitioner/respondent] in this case, hereby requests that the County Clerk amend the caption to conform to the caption in the amended pleading filed as Document Number 1 as referenced on the page 3 of this NOTICE.

[X] by adding the following parties as plaintiff(s)/petitioner(s):

Manhattan Skyline Management Corp.,
The Zucker Organization,

[X] by adding the following parties as defendant(s)/respondent(s):

NYC Housing and Development., Respondent
Melanie E. La Rocca., Respondent

[X] by adding the following parties as servants, agents and employees for Plaintiff. :

Adnan Utic., (Plaintiffs' Servant)
Miwako G. Messer., (Plaintiffs' Servant)
Paul Regan., (Plaintiffs' Respondents)
Tom Eschmann., (Plaintiffs' Respondents)
Joseph J. Giamboi., (Plaintiffs' Respondents)
Donald Zucker., (Plaintiffs' Respondents)
Laurie Zucker., (Plaintiffs' Respondents)

INDEX NO. 153974/2020

NYSCEF DOC. NO. 237

RECEIVED NYSCEF: 08/04/2020

The basis for this amendment is:

- A stipulation of all parties who have appeared in this matter (copy attached); or
 An amendment as of right under CPLR § 1003.

Dated: August 4th, 2020

8/4/2020 (Signature)

BARIS DINCIER (Name)

N/A (Firm)

111 SULLIVAN STREET (Address)

APT 2BR

917-378-3467 (Phone)

(Fax)

B-DINCER66@OUTLOOK.COM (E-Mail)

Attorney(s) for PRO SE RESPONDENT

THIS FORM (FILED AS A COVER PAGE), A COPY OF THE AMENDED CAPTION AS IT APPEARS ON THE NEWLY-FILED PLEADING, AND ANY OTHER ACCOMPANYING DOCUMENT MUST BE E-FILED AS ONE PDF.

7/10/13

NYSCEF DOC. NO. 237

INDEX NO. 153974/2020

RECEIVED NYSCEF: 08/04/2020

**SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF NEW YORK**

-----X

Index No.: 15974/2020

SULLIVAN PROPERTIES, L.P.,
Manhattan Skyline Management Corp.,
The Zucker Organization.,

Plaintiffs,

and

**STIULATION TO AMEND
CAPTION**

TOM ESCHMANN, JOSEPH J. GIAMBOI, PAUL
REGAN, DONALD ZUCKER, LAURIE ZUCKER,

Plaintiffs' Respondents,

and

Miwako G. Messer, Adnan Utic,

Plaintiffs' Servants,

v.

BARIS DINCIER,

Defendant,

and

NYC Housing and Development,
Melanie E. La Rocca,

Respondents,

-----X

IT IS HEREBY STIULATED THAT THE UNDERSIGNED HAS AFFIRMED ALL PREVIOUSLY REFERENCED PARTIES SHOULD BE LISTED AND THESE CHANGES SHOULD BE REQUIRED ON THE COVERS AND REQUIRED FORMS IN THE ABOVE REFERENCED MATTER.

DATED THIS 4TH DAY OF AUGUST.

Respectfully,



8/4/2020.

BARIS DINCIER.

111 SULLIVAN ST, NEW YORK, NY 10012

Property Report for:**111 Sullivan St, New York, NY 10012****General****1. Overview**

Address	Building	
Primary address	111 Sullivan St	Building class
Alternate address(es)	111 REAR Sullivan St	Converted Dwellings or Rooming House (C5) 
	111 FRONT Sullivan St	Building sqft 9,000
Zip code	10012	Building dimensions 25 ft x 46 ft
Neighborhood	SoHo	Buildings on lot 2
Borough	Manhattan	Stories 5
Block & lot	00503-0008	Roof height 62 ft
		Year built 1900
Owner		Structure type Walk-up apartment

Name	Sullivan Propertieslp	Construction type	Masonry
Address	Not available	Grade	C
Purchase date	11/16/1989	Income	
Purchase price	\$0		
		Total income	\$557,893

Property Taxes

Tax class	2	Regulated apartments	19
Property tax	\$143,223	Year reported	2017

Lot

Lot sqft	2,500	i	Residential units	20
Lot dimensions	25 ft x 100 ft		Residential sqft	6,000
Ground elevation	19 ft		Average residential unit size	300
Corner lot	No		Floor Area Ratio (FAR)	

Zoning

Zoning districts	R7-2	i	Facility FAR	6.5
Zoning map	12a		FAR as built	3.60
Historic district	Sullivan-Thompson		Allowed usable floor area	8,600
			Usable floor area as built	9,000
			Unused FAR	-400

Violations

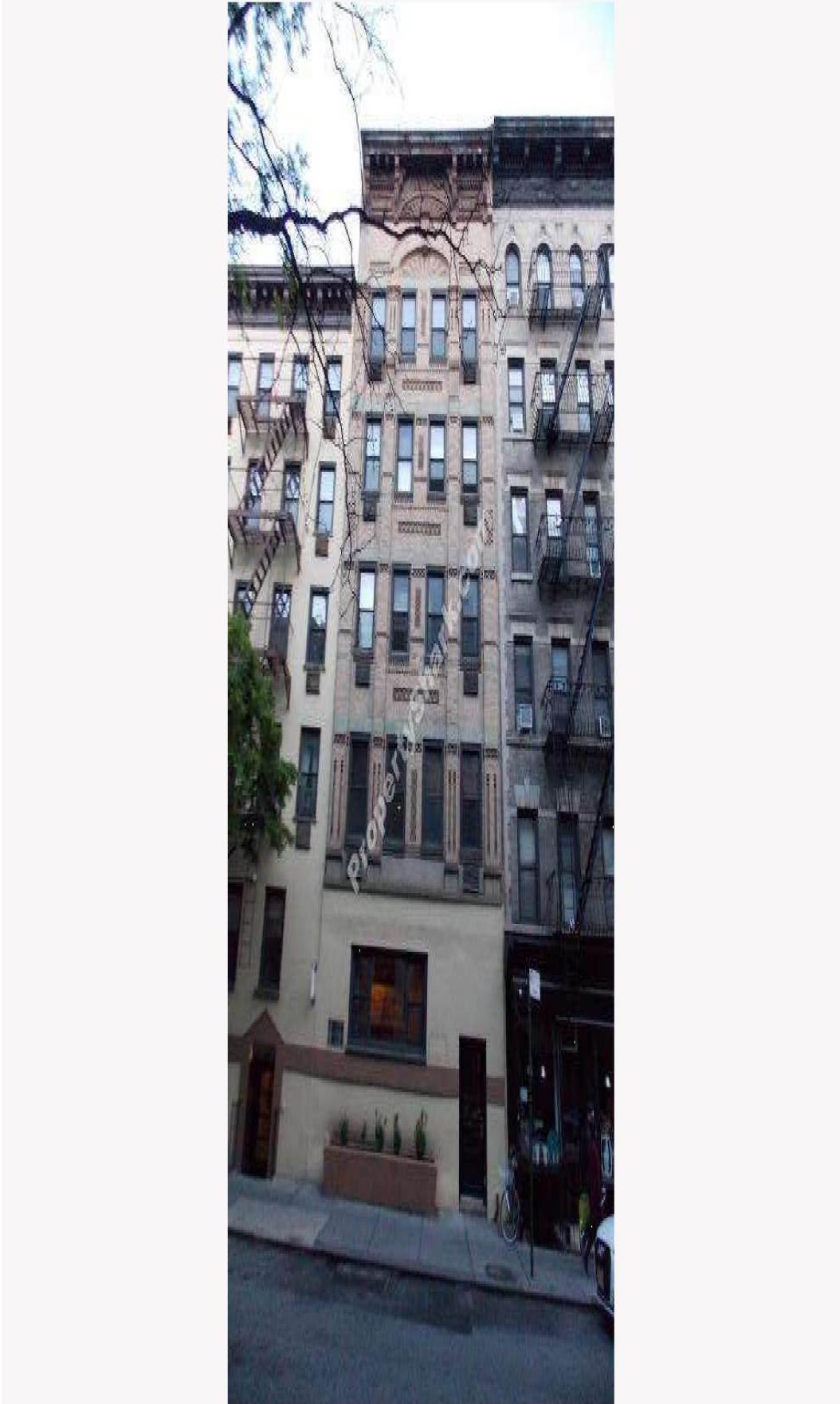
H&U violations

None

Marshals evictions in building

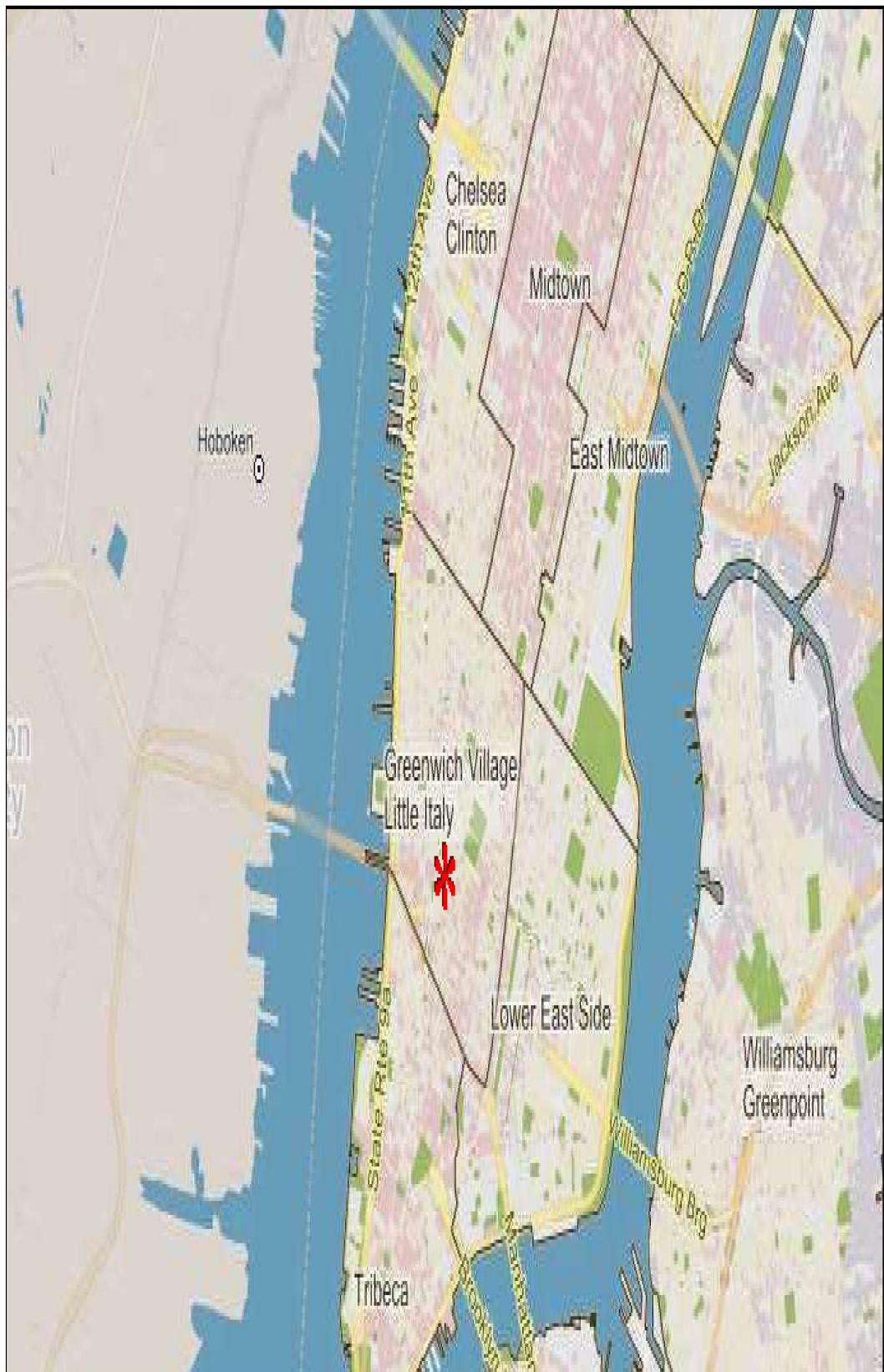
Yes

2. Photos



Uploaded in May, 2017 by Christopher Bride

3. Maps





Click on the map to expand.

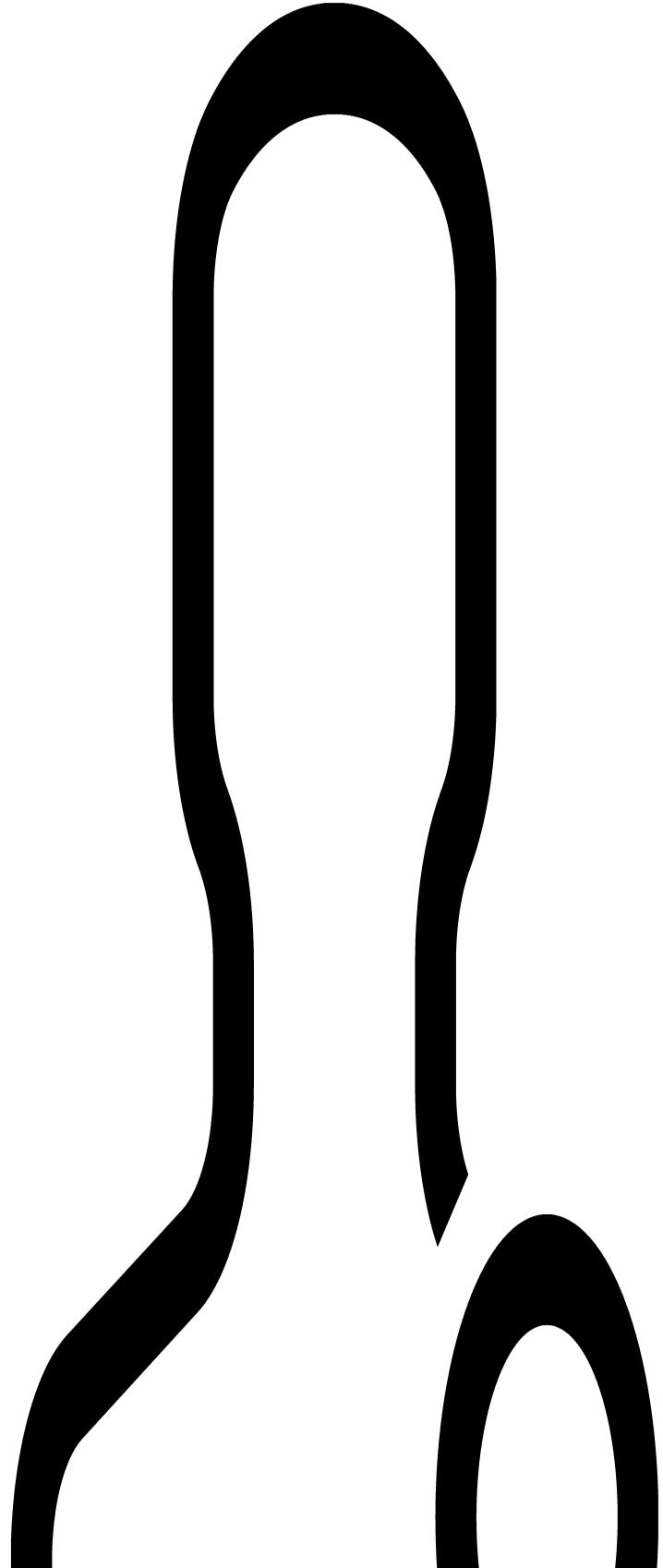
Community district	2	Closest police station	0.44 Miles
School district	2	Closest fire station	0.14 Miles
Census tract	49	Tax map	10206
Lat/Long	40.72582, -74.00258	Sanborn map	101N071

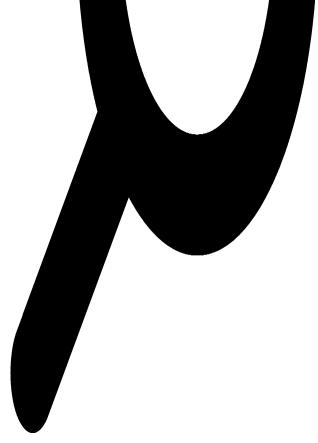
Contacts

1. Real Owners

Get access to manually researched real owner contact info for 260,000 LLC-owned properties in NYC.

We have a verified phone number for the owner of this property. One of our researchers called the number and confirmed it reaches the real owner.





Name

Phone

Verified personal number

Address

E-mail

Subscribe to Platinum so you can quickly find real owners & verified phone numbers. Plus, you will get access to our new canvassing tool, in-depth property information, foreclosures, comparables, and more!

2. Registered Owner

Sullivan Propertieslp[Add to address book](#)

Address: Not available

Source: Deed

Last recorded: 11/16/1989

Ownership data is aggregated from governmental sources like deeds and the assessment roll. If the registered owner is an LLC or other form of company, use our Real Owners service to find the person behind the company.

3. Contacts from Building Permits

Registration date	Role	Name	Address	Phone number	Email
03/05/2019	Applicant	Christopher Hay Hay Mechanical Solutions		(718) 665-0200	
03/05/2019	Owner	Thomas Eschmann Sullivan Properties LLC	103 W 55 St New York, NY 10019	(212) 977-4813	
02/07/2019	Applicant	Benjamin Pimentel			
02/07/2019	Applicant	Robert Esnard			
02/07/2019	Owner	Thomas Eschmann Sullivan Properties, LLC; Sullivan Properties, LLC; Sullivan Properties LLC	103 W 55 St New York, NY 10019 0600	(212) 977-0600 (212) 977-0600	teschmann@mskyline.com

Registration date	Role	Name	Address	Phone number	Email
09/22/2018	Applicant	Michael Kaplan Michael S Kaplan		(917) 282-2929	
11/08/2017	Applicant	Brad Cohen			
09/27/2017	Applicant	Michael Steeneck Advanced Chimney Inc		(631) 981-0214	

4. Building Management & Officers (HPD)

Buildings with three or more dwelling units must be registered with the NYC Department of Housing Preservation and Development (HPD) no more than 30 days from the date of transfer of title or change in managing agent. 1 and 2 family dwellings do not need to be registered unless the owner lives outside of NYC, in which case, the building must be managed by a NYC agent and registered with HPD.

Registration date	Role	Name	Address
07/22/2019	Managing agent	Thomas Eschmann Manhattan Skyline Mgmt Corp; Manhattan Skyline Mgt Corp	103 W 55 St New York, NY 10019
07/22/2019	Corporation	Sullivan Properties LP	103 W 55 St New York, NY 10019
07/22/2019	Head officer	Donald Zucker	103 W 55 St New York, NY 10019

Registration date	Role	Name	Address
07/22/2019	Corporation	Sullivan Properties L.P.	103 W 55 St New York, NY 10019
07/22/2019	Officer	Albert Berkowitz	103 W 55 St New York, NY 10019
07/22/2019	Site manager	Nick Jahovic	

Please consult the [HPD website](#) for more information.

5. Registered Voters

[Export to Excel \(12 records\)](#)

Name	Unit	First seen	Last seen	Phone number	Export
Jessica L Ash	4BR	2016	2016	(704) 651-7252	Add to address book
Joshua A Bernstein	4AF	2010	2019		Add to address book
Misty Carter	1AF	2016	2012		Add to address book
Diane P Gregg	BF	2008	2012	(917) 445-1764	Add to address book
Shannon C Hopkins	5BR	2019	2016		Add to address book
Miwako G Messer	3AR	1998	2019		Add to address book
Joshua K Messer	APT 3AR	2012	2016		Add to address book

Name	Unit	First seen	Last seen	Phone number	Export
Jon L Moore	3BF	2018	2016		Add to address book
John D Raih	4AR	2016	2018	(301) 356-4256	Add to address book
David P Swaney	3BF	2010			Add to address book
Sherry M Zorlu	2BF	2017	2018		Add to address book
Deniz Zorlu	2BF	2018	2018	(646) 763-0576	Add to address book

Documents

1. Title Documents

Date	Type	Amount	Party 1	Party 2	Doc image
5/26/2020-R	Initial UCC1 (M)		Sullivan Properties L.P. C/O the Zucker Organization 101 West 55th Street New York NY 10019	State Farm Realty Mortgage L LC One State Farm Plaza Bloomington IL 61710	

Date	Type	Amount	Party 1	Party 2	Doc image
5/15/2020-D	Assignment of leases and rents (M)	\$6,000,000	Sullivan Properties L.P. C/O the Zucker Organization 101 West 55th Street New York NY 10019	State Farm Realty Mortgage LLC One State Farm Plaza Bloomington IL 61710	
5/15/2020-D	Agreement (M)	\$6,000,000	Sullivan Properties L.P. C/O the Zucker Organization 101 West 55th Street New York NY 10019	State Farm Realty Mortgage LLC One State Farm Plaza Bloomington IL 61710	
5/15/2020-D	Mortgage (M)	\$248,814	Sullivan Properties L.P. C/O the Zucker Organization 101 West 55th Street New York NY 10019	State Farm Realty Mortgage LLC One State Farm Plaza Bloomington IL 61710	
1/18/2019-R	UCC3 continuation (M)		Sullivan Properties L.P. C/O the Zucker Organization 101 West 55th Street New York NY 10019	State Farm Realty Mortgage LLC One State Farm Plaza Bloomington IL 61710	
5/13/2014-R	UCC3 termination (M)		Sullivan Properties L.P. C/O Donald Zucker Comany 101 West 55th Street New York NY 10019	Valley National Bank 1455 Valley Road Wayne NJ 7470	

Date	Type	Amount	Party 1	Party 2	Doc image
4/30/2014-D	Termination of assign of		VNB Capital CORP.		
5/13/2014-R	L&R (M)		924 Broadway New York NY 10010		
4/30/2014-D	Asgn of asgn of L&R (M)		Valley National Bank	VNB Capital CORP.	
5/13/2014-R			1455 Valley Road Wayne NJ 7470	924 Broadway New York NY 10010	
5/13/2014-R	Initial UCC1 (M)		Sullivan Properties L.P. C/O the Zucker Organization 101 West 55th Street New York NY 10019	State Farm Realty Mortgage LLC One State Farm Plaza Bloomington IL 61710	
5/6/2014-D	Assignment of leases and	\$6,500,000	Sullivan Properties L.P.	State Farm Realty	
5/13/2014-R	rents (M)		C/O the Zucker Organization 101 West 55th Street New York NY 10019	Mortgage LLC One State Farm Plaza Bloomington IL 61710	
5/6/2014-D	Mortgage (M)	\$6,500,000	Sullivan Properties L.P.	State Farm Realty	
5/13/2014-R			C/O the Zucker Organization 101 West 55th Street New York NY 10019	Mortgage LLC One State Farm Plaza Bloomington IL 61710	
5/6/2014-D	Agreement (M)	\$6,500,000	Sullivan Properties L.P.	State Farm Realty	
5/13/2014-R			C/O the Zucker Organization 101 West 55th Street New York NY 10019	Mortgage LLC One State Farm Plaza Bloomington IL 61710	

Date	Type	Amount	Party 1	Party 2	Doc image
4/30/2014-D	Assignment, mortgage (M)		VNB Capital CORP.	State Farm Realty	
5/13/2014-R			1455 Valley Road	Mortgage L C	
			Wayne NJ 7470	One State Farm Plaza	
				Bloomington IL 61710	
4/30/2014-D	Assignment, mortgage (M)		Valley National Bank	VNB Capital CORP.	
5/13/2014-R			1455 Valley Road	1455 Valley Road	
			Wayne NJ 7470	Wayne NJ 7470	
7/8/2013-R	UCC3 continuation (M)		Sullivan Properties L P.	Valley National Bank	
			C/O Donald Zucker	1455 Valley Road	
			Company 101 West 55th	Wayne NJ 7470	
			Street		
			New York NY 10019		
10/29/2008-R	UCC3 termination (M)		Sullivan Properties L P	Bank of New York Mellon	
			C/O Donald Zucker	One Wall Street	
			Company	New York NY 10286	
			101 West 55th Street		
			New York NY 10019		
10/16/2008-D	Termination of assign of		Sullivan Properties L P.	Bank of New York Mellon	
10/29/2008-R	L&R (M)		C/O Donald Zucker	One Wall Street	
			Company	New York NY 10286	
			101 West 55th Street		
			New York NY 10019		

Date	Type	Amount	Party 1	Party 2	Doc image
10/31/2008-R	Initial UCC1 (M)		Sullivan Properties L P C/O Donald Zucker Company 101 West 55th Street New York NY 10019	Valley National Bank 1455 Valley Road Wayne NJ 97470	
10/16/2008-D	Assignment of leases and rents (M)	\$6,500,000	Sullivan Properties L P. C/O Donald Zucker Company 101 West 55th Street New York NY 10019	Valley National Bank 1455 Valley Road Wayne NJ 7470	
10/16/2008-D	Agreement (M)	\$6,500,000	Sullivan Properties L P. C/O Donald Zucker Company 101 West 55th Street New York NY 10019	Valley National Bank 1455 Valley Road Wayne NJ 7470	
10/16/2008-D	Mortgage (M)	\$13,722	Sullivan Properties L P. C/O Donald Zucker Company 101 West 55th Street New York NY 10019	Valley National Bank 1455 Valley Road Wayne NJ 7470	
10/16/2008-D	Assignment, mortgage (M)		The Bank of New York Mellon 0 NE Wall Street New York NY 10286	Valley National Bank 1455 Valley Road Wayne NJ 7470	
10/31/2008-R					

Date	Type	Amount	Party 1	Party 2	Doc image
5/1/2008-D	Asgn of asgn of L&R (M)		F/K/A Lasalle National Bank	The Bank of New York	
5/20/2008-R			C/O Wachovia Securities.	One Wall Street	
			Real Estate Asset	New York NY 10286	
			Management, NC 1075		
			9th Floor, 201 S. College		
			St		
			Charlotte NC 28244		
			Lasalle Bank National Association		
			C/O Wachovia Securities.		
			Real Estate Asset		
			Management, NC 1075		
			9th Floor, 201 S. College		
			St		
			Charlotte NC 28244		
5/1/2008-D	Agreement (M)	\$6,486,277	Sullivan Properties, L.P.	The Bank of New York	
5/20/2008-R			C/O Donald Zucker Company	One Wall Street	
			101 West 55th Street	New York NY 10019	

Date	Type	Amount	Party 1	Party 2	Doc image
5/1/2008-D	Assignment, mortgage (M)		F/K/A Lassalle National Bank	The Bank of New York One Wall Street	
5/20/2008-R			C/O Wachovia Securities, Real Estate Asset Management, NC1075 9th Floor, 201 College Street Charlotte NC 28244	Lassalle Bank National Association C/O Wachovia Securities, Real Estate Asset Management, NC1075 9th Floor, 201 College Street Charlotte NC 28244	
3/30/1999-D	Asgn of asgn of L&R (M)		Lehman Brothers Holding INC., D/B/A Lehman Capital	Lasalle National Bank 135 S. Lasalle St. 16th Floor	
5/20/2008-R			Three World Financial Center 200 Vesey Street	Chicago IL 60674	
			New York NY 10285		

Date	Type	Amount	Party 1	Party 2	Doc image
8/13/2007-D	UCC3 continuation (M)		Sullivan Properties, L.P., A Delaware Limited	Wachovia Bank Nat. Asso on Behalf of Lasalle Bank	
8/16/2007-R			C/O Donald Zucker Company 101 West 55th Street New York NY 10019	8739 Research Drive Charlotte NC 28288-1075	
8/2/2005-D	Assignment, mortgage (M)		Lehman Brothers Holdings, INC. D/B/A	Lasalle Bank, N.A. 135 S. Lasalle	
8/19/2005-R			Lehman Capita 200 Vesey Street New York NY 10285	Suite 1625 Chicago IL 60603	
1/21/2003-D	Initial UCC1 (M)		Sullivan Properties, L.P.	Lasalle National Bank, As Trustee	
2/13/2003-R			C/O Donald Zucker Company, 101 West 55th Street New York NY 10019	135 South Lasalle Street Chicago IL 60074	
9/16/1998-R	Agreement (M)		Sullivan Propertiesl. P.	Lehman Brothers Holdings INC.	

R: recorded date

D: document date

2. Liens

Effective	Expires	Creditor	Document type	Amount
05/03/2000	05/03/2020	N Y C Department Of Transportation 40 Worth	Sidewalk lien	\$0
11/20/1989	11/20/2009	Chase Manhattan Bank NA 1 Chase Manhattan Plaza	Building loan	\$3,120,461
11/20/1989	11/20/2009	Chase Mangattan Bank NA 1 Chase Manhattan Plza	Building loan	\$3,120,460
08/29/1989	08/29/1992	Liba Estates INC	Lis pendens	\$0

Financials

1. Mortgage Summary

Mortgage data is aggregated from public and governmental sources like deeds of trusts and assignments. Our team has researched over 900,000 properties with more being added daily.

Origination date	Lender(s)	Amount	Loan type	Lien position	Doc image
Unlock					

2. Income and Expenses

Owners of income-producing properties that have an actual assessed value of more than \$40,000 are required to file annual Real Property Income and Expense (RPIE) statements with the Department of Finance(DOF). The DOF uses the information from these statements, or data from comparables, to estimate the market value of a property for tax purposes.

	2020	2019	2018	2017	2016	2015	2014	2013	2012
Rooms	0	0	0	72	72	0	72	72	72
Residential sqft	9,000	0	9,000	9,000	9,000	0	9,000	9,000	9,000
Total sqft	9,000	0	9,000	9,000	9,000	0	9,000	9,000	9,000
Free market apartments				1	1	1	1	1	1
Regulated apartments	0	0	0	19	19	19	19	19	19
Total apartments	0	0	0	20	20	20	20	20	20
Free market apartment income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$165,907
Regulated apartment income	\$0	\$0	\$0	\$556,583	\$523,791	\$0	\$492,980	\$485,871	\$239,891
Other income	\$0	\$0	\$0	\$1,310	\$505	\$0	\$2,120	\$2,150	\$0

	2020	2019	2018	2017	2016	2015	2014	2013	2012
Total income	\$548,797	\$0	\$594,544	\$557,893	\$524,296	\$0	\$495,100	\$488,021	\$405,798
Fuel expense	\$0	\$0	\$0	\$10,257	\$7,887	\$0	\$23,041	\$21,411	\$13,791
Light expense	\$0	\$0	\$0	\$5,823	\$5,274	\$0	\$9,197	\$5,712	\$5,953
Wages expense	\$0	\$0	\$0	\$33,157	\$32,729	\$0	\$33,363	\$26,917	\$18,527
Repair & maintenance expense	\$0	\$0	\$0	\$11,365	\$17,442	\$0	\$2,357	\$6,015	\$9,130
Management expense	\$0	\$0	\$0	\$38,723	\$31,161	\$0	\$30,445	\$30,532	\$39,113
Insurance expense	\$0	\$0	\$0	\$11,104	\$11,455	\$0	\$10,872	\$9,810	\$4,265
Water & sewer expense	\$0	\$0	\$0	\$19,092	\$19,292	\$0	\$18,241	\$18,017	\$13,591
Advertising expense	\$0	\$0	\$0	\$4,749	\$4,091	\$0	\$5,218	\$4,912	\$4,464
Decorating expense	\$0	\$0	\$0	\$52,267	\$2,303	\$0	\$2,664	\$3,911	\$3,022
Improvement expense 1	\$0	\$0	\$0	\$9,460	\$3,027	\$0	\$0	\$0	\$11,963
Miscellaneous expenses 1	\$0	\$0	\$0	\$9,447	\$9,073	\$0	\$11,725	\$9,268	\$2,411
Total expenses	\$171,021	\$0	\$153,550	\$205,444	\$143,734	\$0	\$147,123	\$136,505	\$126,230

	2020	2019	2018	2017	2016	2015	2014	2013	2012
Net profit	\$377,776	\$0	\$440,994	\$352,449	\$380,562	\$0	\$347,977	\$351,516	\$279,568

Occupancy

1. Phone Records of Residents

Name	Unit	First seen	Phone number
Adnan Utic	1BF	2017	(212) 706-4283
D Kohl	1BR	2019	(646) 870-6291
John Raih	4AR	2015	(646) 838-5531
Joshua Bernstein	4AF	2014	(212) 600-0344
Miwako G & Josh Messer	3AR	1995	(212) 334-9323
Patricia Rosch	1BR	2000	(212) 334-0410

Taxes

1. Tax Bill

Property tax bill for 7/1/2020 to 6/30/2021	\$143,223
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2. Key Values in Calculating the Bill

Tax class	2
Market value	\$3,773,000
Assessed value	\$1,697,850
Exemptions granted by city	\$388,755
Transitional value	\$1,537,020
Transitional exemption value	\$388,755
Tax abatements	\$0

3. Assessment Reductions & Open Petitions

New York City's Tax Commission is responsible for reviewing and determining the annual applications for corrections of assessments. Owners and other parties with legal interest can claim that they are incorrectly assessed or improperly denied an exemption from real property tax. There are four types of assessment claims subject to review and corrective action: excessive assessment, misclassification, unequal assessment and unlawful assessment. More information can be found on New York City [Tax Commission](#) website.

Open Petitions

If relief from tax commission is not obtained, the owner or other party with legal interest can file a petition with the New York State Supreme Court to keep the appeal open for further review. The information shown here represents only open petitions. The ones that are invalid or abandoned are closed.

Petition year	Petition Index	Petitioner	Attorney	Code description
2020	262141	Sullivan Properties, L.P.	Lawrence J Berger, P.C.	
2019	259879	Sullivan Properties, L.P.	Lawrence J Berger, P.C.	
2018	258964	Sullivan Properties, L.P.	Lawrence J Berger, P.C.	
2017	265156	Sullivan Properties, L.P.	Lawrence J Berger, P.C.	
2016	257864	Sullivan Properties, L.P.	Lawrence J Berger, P.C.	Fifth-year extension under RPTL §718 agreed to with the Law Department

4. Property Tax Calculation

Market Value

The first step is for the City Assessor to determine the *market value* of the property. While the term *market value* would seemingly refer to how much the property would sell for on the open market, in reality the *market value* established by the City Assessor is almost always substantially lower.

Land market value	\$600,000
Building market value	+ \$3,173,000
Market value	= \$3,773,000

Assessed Value

Next, the market value is used to compute the assessed value, which is a percentage of the market value. The exact percentage is determined by the tax class of the property. Tax class 1 is assessed at 6% of the market value, and tax classes 2,3 and 4 are assessed at 45%.

Market value	\$3,773,000
Assessment ratio	x 45%
Maximum assessed value	= \$1,697,850

Transitional Value

To protect property owners from sudden large increases in property tax, the state limits how quickly the city can increase the assessed value. Typically these limits are applied when the City Assessor makes a big increase to the market value. Without the limits the assessed value would increase by a similar percentage. Instead, the change to the assessed value is phased in over a number of years.

The market value of this property was increased in previous years and the assessed value is currently being phased in. Because this property is in tax class 2, the assessment cannot be raised more than 8% from the year before or 30% over five years. Assessed value cannot be raised more than 45% from market value.

Assessed value	\$1,697,850
Net assessed value	= \$1,309,095

Exemptions granted by city - \$388,755

Net assessed value = \$1,309,095

Transitional value \$1,537,020

Transitional exemption value - \$388,755

Transitional net value = \$1,148,265

Taxable Value

The **taxable value**, for 20/21, is the smaller of the city's net assessed value and the transitional net assessed value.

Taxable value = \$1,148,265

Property Tax

Current tax is calculated by multiplying the taxable value (the assessed value minus any exemptions) by the tax rate.

The city also grants some properties incentives called tax abatements, which are subtracted directly from the current tax. This results in the **property tax**, the amount the current owner pays.

Tax description	Billable value 20/21	Tax rate 19/20	Tax bill 20/21
Current tax	\$1,148,265	x 12.4730%	= \$143,223
Total abatements			- \$0
Property tax			= \$143,223

For more information, you can view this property's assessment, tax bill, and account statements by clicking [here](#) and entering the Borough, Block, & Lot.

5. Exemptions and Tax Abatements

Both the City and State of New York offer property tax reductions through exemptions and abatements for residential property, commercial constructions, and properties used by governmental, industrial, and nonprofit organizations. Exemptions provide tax relief by reducing a property's assessed value, and abatements reduce taxes by applying credits to the amount of tax due. The information in this section presents a summary of the granted amounts and other related values of the benefit programs. Some of this data comes from NYC Department of Housing Preservation and Development (HPD) and the Department of Finance, departments which administer the [J-51 Program](#), [421a Program](#) and the [Cooperative and Condominium program](#).

Exemption Values 20/21

Total exemption value

Transitional Exemptions 20/21

\$388,755 Transitional exemption value

\$388,755

6. Assessment History

Year	Building class	Market value	Assessed value	Taxable	Tax rate%	Base tax	Property tax
2019/20	C5	\$3,672,000	\$1,652,400	\$1,055,745	12.473%	\$180,172	\$131,683
2018/19	C5	\$3,550,000	\$1,597,500	\$955,935	12.612%	\$169,592	\$120,563
2017/18	C5	\$3,397,000	\$1,528,650	\$860,089	12.719%	\$158,840	\$109,395
2016/17	C5	\$2,686,000	\$1,208,700	\$778,017	12.892%	\$150,420	\$100,302

Year	Building class	Market value	Assessed value	Taxable	Tax rate%	Base tax	Property tax
2015/16	C5	\$2,745,000	\$1,235,250	\$759,935	12.883%	\$147,986	\$97,902
2014/15	C5	\$2,563,000	\$1,153,350	\$736,543	12.855%	\$144,657	\$94,683
2013/14	C5	\$2,761,000	\$1,118,286	\$729,531	13.145%	\$146,999	\$95,897
2012/13	C5	\$2,301,000	\$1,035,450	\$646,695	13.181%	\$126,055	\$85,241
2011/12	C5	\$2,165,000	\$974,250	\$585,495	13.433%	\$121,199	\$78,650
2010/11	C5	\$2,230,000	\$1,003,500	\$614,745	13.353%	\$112,606	\$82,087
2009/10	C5	\$1,990,000	\$895,500	\$800,100	13.241%	\$105,941	\$105,941
2008/09	C5	\$1,940,000	\$873,000	\$730,800	12.596%	\$92,052	\$92,052
2007/08	C5	\$1,700,000	\$765,000	\$679,500	11.928%	\$81,051	\$81,051
2006/07	C5	\$1,510,000	\$679,500	\$663,300	12.737%	\$84,485	\$84,485
2005/06	C5	\$1,750,000	\$787,500	\$586,788	12.396%	\$79,434	\$72,738

Development

1. Floor Area Ratio & Air Rights

There are many rules that limit what you can build on a lot and how large it can be. But the most important is the Floor Area Ratio, or FAR. The FAR is expressed as a ratio of the size of the building in square feet to the size of the lot in square feet. For example, if a lot is 2,000 square feet and has an allowable FAR of 4.0, then you cannot build a building larger than 8,000 square feet. Max FAR depends on several factors including zoning, location and use.

The maximum usable floor area is calculated by multiplying the size of the lot by the larger of the residential or commercial FAR.

Area of lot in square feet		2,500
FAR	x	3.44
Maximum usable floor area of building	=	8,600

Available Air Rights by Parcel

The building on this lot exceeds the square footage set by the FAR. Common ways to build more include:

- Have an architect remeasure the building to eliminate some floor area from what is counted
- Buy "air rights" from a nearby lot
- Apply for a zoning variance

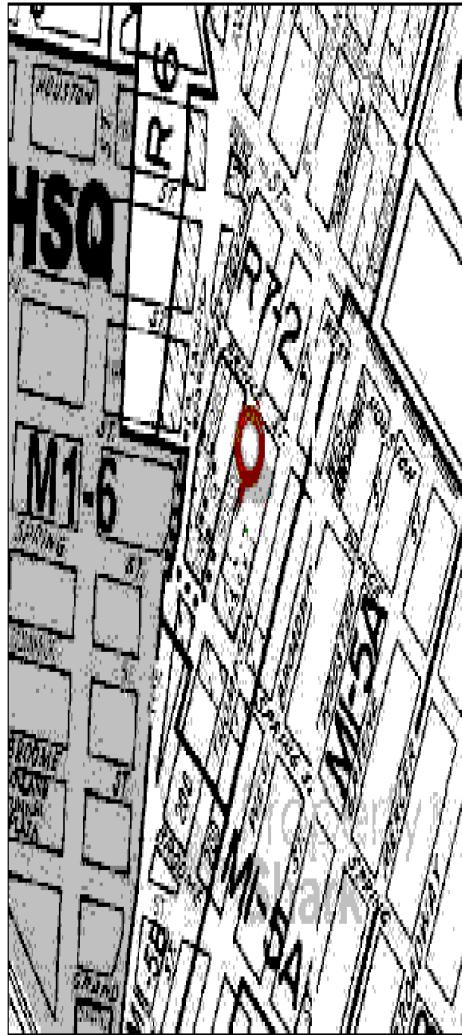
Usable floor area		9,000
Maximum usable floor area	-	8,600
Square feet over allowable	=	400



Residential FAR	3.44
Facility FAR	6.5
FAR as built	3.60 i

2. Zoning

New York City is divided into three basic *zoning districts*: residential (R), commercial (C) and manufacturing (M). These basic zoning districts are subdivided by the intensity of use. Development is governed by the use, bulk, and parking requirements of the zoning district.



- R Residential district Rezoning Proposal Active
C Commercial district Rezoning Recently Adopted
M Manufacturing district

This map was created from the NYC Department of City Planning's online zoning map files. It includes updates found in those files through 4/22/2020.

Zoning Designation

Residential

Parcel Vicinity

R7-2 Frontage(s)

Sullivan St (narrow)

Nearest wide street

Av of the Americas

Rezoning Projects

Distance to wide street

284 ft

We have no information to indicate that there is a rezoning planned.

For more information about zoning district regulations, click [here](#).

Residential

R7-2



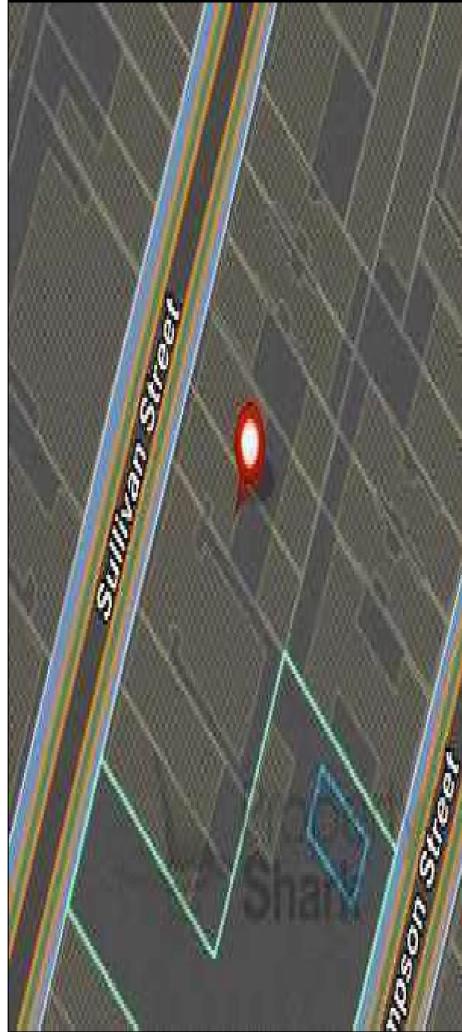
R7 districts are medium-density apartment house districts mapped in much of the Bronx as well as the Upper West Side in Manhattan and Brighton Beach in Brooklyn. The height factor regulations for R7 districts encourage lower apartment buildings on smaller zoning lots and, on larger lots, taller buildings with less lot coverage. As an alternative, developers may choose the optional Quality Housing regulations to build lower buildings with greater lot coverage. Regulations for residential development in R7-1 and R7-2 districts are essentially the same except that R7-2 districts, which are mapped primarily in upper Manhattan, have lower parking requirements.

[More info](#)

Map Disclaimer: Our maps are not official zoning maps. The print version of the NYC Zoning Resolution, which includes the zoning maps, together with any amendments adopted by the City Council subsequent to the most recent update to the print version, remains the official version of the Zoning Resolution. All zoning descriptions have been taken from the [NYC Planning](#) official source.

3. Planimetric Map

This planimetric map shows features such as retaining walls, sidewalks, medians, curbs, and roadbeds that have been digitized from aerial photography. These features must be taken into consideration when determining how a new building, or extensions to an existing building, are situated within the lot. They can also affect the maximum height that can be built.



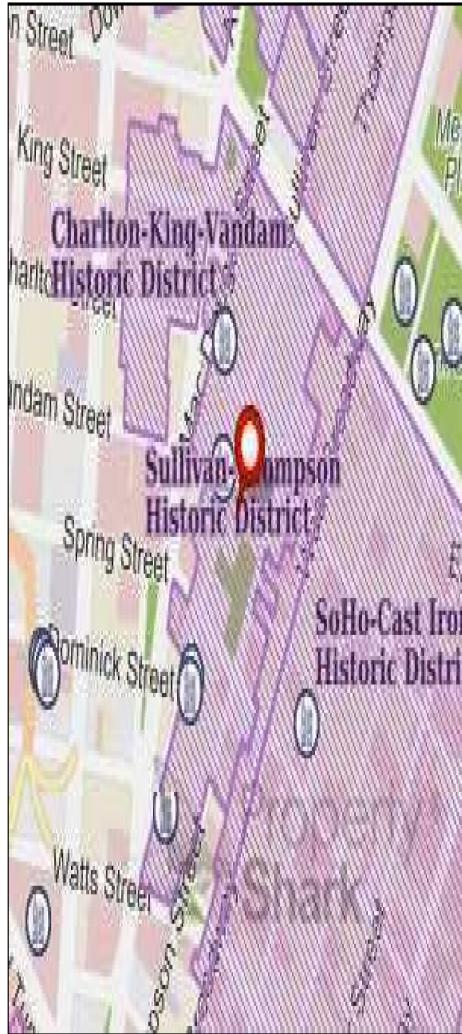
- | | |
|--------------------|---------------------|
| Sidewalk | Garage |
| Curb | Sky bridge |
| Pavement edge | Under construction |
| Roadbed | Piers/seawall |
| Median | Boardwalk |
| Retaining wall | Recreational area |
| Plaza | Park/greenstreets |
| Swimming pool | Transport structure |
| Building footprint | |

BIN	Type	Status	Roof height	Ground elevation
1077251	Building	Constructed	62 ft	19 ft
1077252	Building	Constructed	46 ft	18 ft

4. Historic Districts & Landmarks

Landmark/historic district status is granted by the Landmarks Preservation Commission (LPC) and it is designed to preserve the architectural and cultural significance of historic sites. Although regulations are stricter, there are tax credits or other financial incentives provided for the preservation of these types of properties.

To be designated an historic district by the NYC LPC, the proposed collection of buildings must represent at least one typical historic period or style of architecture, have a distinct "sense of place" and have a "coherent streetscape". To be considered individual landmarks, buildings must be at least 30 years old (in most cases) and have "a special character or special historical or aesthetic interest or value as part of the development, heritage, or cultural characteristics of the city, state, or nation". For more information, click [here](#).



Name	Sullivan-Thompson Historic District
Type	Historic district
Designation	12/13/2016
Number	LP-02590

Permits

1. Permits

Pre filing date	Job type	Initial cost	Job status	Work type	Link to job
02/07/2019	Alteration type	\$5,000	Plan exam - approved	Structural	
2					Structural work. all as per plans
02/07/2019	Alteration type	\$35,000	Plan exam - approved	Gen. constr.	
2					Modification to existing stairs to cellar and new opening in masonry wall. all as per plans. no change in use,or occupancy.
11/08/2017	Alteration type	\$15,000	Signed-off	Plumbing, fuel burning	
2					Replace oil burner on existing low pressure boiler with gas/oil burner. install new gas meter and piping. no change in use, egress or occupancy under this application.
09/27/2017	Alteration type	\$20,700	Signed-off	Mechanical, chimney liner	
2					Install liner within existing masonry chimney. install draft inducer. no change in use, egress or occupancy under this application. install draft inducer.
06/20/2003	Alteration type	\$10,000	Permit issued - entire job/work	General construction	
3					Cellar renovations for storage use. no change in use, egress or occupancy

Pre filing date	Job type	Initial cost	Job status	Work type	Link to job
11/20/1990	Alteration type	\$15,000	Signed-off	Plumbing, renovation	
2 Kitchen and bath renovation on 2nd,3rd, and 4th floors. no change to useegress or occupancy.					
11/20/1990	Alteration type	\$5,000	Signed-off	Plumbing, renovation	
2 Kitchen and bathroom renovation on first floor. no change to use, egressor occupancy.					
11/15/1990	Alteration type		Permit issued - entire job/work	Boiler, fuel burning	
2 Replace boiler and oil burner. no change in egress, occupancy or useunder this application.					

2. Boiler Permits

Issue date	11/20/2017	Primary fuel	Natural gas
Expiration date	5/20/2018	Boiler model	FEDERAL / FST-90
Request type	Boiler registration II	Burner model	ICI / VLG-40
Status	Expired	Link to permit	CS013817 

3. LPC Permits

Issue date	Docket number	Work type	Regulation type	Expiration date
02/07/2020	LPC-20-07622	Filing any work, interior alterations	Certificate of no effect	02/07/2024
09/20/2017	LPC-19-14829	Other hvac: wall mounted ducts/flues	Certificate of no effect	09/20/2021

Current status of Landmarks Preservation Commission applications and issued permits can be verified [here](#).

Violations

1. HPD Violations

When excessive violations are present, this can adversely affect the support given by The NYC Department of Housing Preservation and Development (HPD). These violations can result in building-wide inspections, fees, and the requirement of extensive repair work to correct underlying conditions. In some cases, outstanding violations may result in a lien being placed on the property. It is also substantially more difficult to mortgage a building with extensive violations.

We do not have any record of violations in our database. Status can be verified [here](#).

2. 311 Complaints

Created	Agency	Type	Descriptor	Disposition	Closed
7/28/2020	DEP	Noise	Noise: construction before/after hours (NM1)	The Department of Environmental Protection did not observe a violation of the New York City Air/Noise Code at the time of inspection and could not issue a notice of violation. If the problem still exists, please call 311 and file a new complaint. If you are outside of New York City, please call (212) NEW-YORK (212-639-9675).	7/28/2020
7/25/2020	NYPD	Noise - residential	Loud talking	The Police Department responded to the complaint and took action to fix the condition.	7/25/2020
7/18/2020	NYPD	Noise - residential	Banging/pounding	The Police Department responded to the complaint and took action to fix the condition.	7/18/2020
6/20/2020	NYPD	Noise - residential	Loud music/party	The Police Department responded to the complaint and with the information available observed no evidence of the violation at that time.	6/20/2020
6/9/2020	NYPD	Noise - residential	Loud music/party	The Police Department responded to the complaint and took action to fix the condition.	6/9/2020

Created	Agency	Type	Descriptor	Disposition	Closed
6/8/2020	NYPD	Noise - residential	Loud music/party	The Police Department responded to the complaint and with the information available observed no evidence of the violation at that time.	6/8/2020
5/22/2020	NYPD	Noise - residential	Loud music/party	The Police Department responded to the complaint and determined that police action was not necessary.	5/22/2020
5/19/2020	HPD	General	Cabinet	The following complaint conditions are still open. HPD may attempt to contact you to verify the correction of the condition or may conduct an inspection.	
5/19/2020	HPD	Unsanitary condition	Mold	The following complaint conditions are still open. HPD may attempt to contact you to verify the correction of the condition or may conduct an inspection.	
5/19/2020	HPD	Unsanitary condition	Mold	The following complaint conditions are still open. HPD may attempt to contact you to verify the correction of the condition or may conduct an inspection.	

Created	Agency	Type	Descriptor	Disposition	Closed
5/19/2020	HPD	Unsanitary condition	Mold	The following complaint conditions are still open. HPD may attempt to contact you to verify the correction of the condition or may conduct an inspection.	
5/19/2020	HPD	General	Ventilation system	The following complaint conditions are still open. HPD may attempt to contact you to verify the correction of the condition or may conduct an inspection.	
5/19/2020	HPD	General	Ventilation system	The following complaint conditions are still open. HPD may attempt to contact you to verify the correction of the condition or may conduct an inspection.	
5/19/2020	HPD	Flooring/stairs	Floor	The following complaint conditions are still open. HPD may attempt to contact you to verify the correction of the condition or may conduct an inspection.	

Created	Agency	Type	Descriptor	Disposition	Closed
5/19/2020	HPD	Flooring/stairs	Floor	The following complaint conditions are still open. HPD may attempt to contact you to verify the correction of the condition or may conduct an inspection.	

Complaint status can be verified [here](#).

3. DOB Complaints

Date entered	Complaint	Complaint category	Disposition	Inspection
6/20/2020	1545694	Permit - none (building/PA/demo etc.)	No violation warranted for complaint at time of inspection	6/22/2020
6/20/2020	1545695	After hours work - illegal	Inspector unable to gain access - final attempt	6/22/2020
3/5/2020	1538123	Certificate of occupancy - none/illegal/contrary to CO	Inspector unable to gain access - final attempt	5/1/2020
3/5/2020	1538126	Illegal conversion		
1/16/2020	1533850	Boiler - defective/inoperative/no permit	Inspector unable to gain access - final attempt	1/31/2020

Date entered	Complaint	Complaint category	Disposition	Inspection
6/5/2019	1512077	Permit - none (building/PA/demo etc.))	No violation warranted for complaint at time of inspection	7/2/2019

Complaint status can be verified [here](#).

4. DOB Violations

Violation ID	Issue date	Type	Status
V*051514LBLVIO01751	5/15/2014	Llblvio-low pressure boiler	Dismissed
		Violation issued for failure to file annual boiler 2012 inspection report 10/27/2014 - Rascia dismissed full penalty paid \$1000 inv#61462216	
V*091697LL6291167534	9/16/1997	LL6291-local law 62/91 - boilers	Dismissed
		07/19/2000 - Vtucia cancelled, see MD 25111-01	

Please note: the NYC Department of Buildings is the only authoritative source for information on DOB violations. Verify the status of the violation on [DOB website](#).

PropertyShark obtains its records from DOB and updates them daily.

5. Marshals Evictions

Executed date	Court index	Docket	Eviction apartment	Status
8/16/2018	79223/17	18585	AF	Scheduled

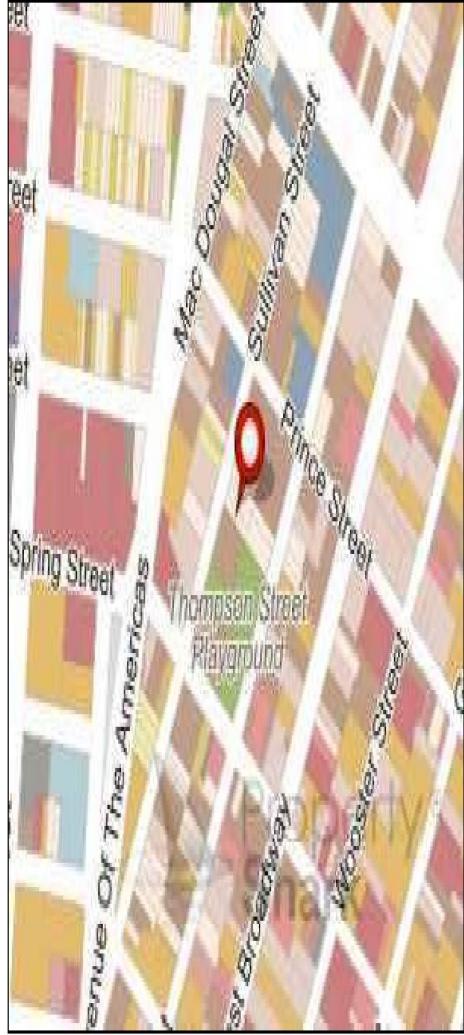
Find more info at [NYC Department of Investigation](#).

Neighborhood

1. Building Class

The *building class* specifies how a property is used or what type of building is present on that property. Building classes range from A to Z (excluding X). There are at most 10 different sub-classes within each building class (ranging from 0 to 10). These building classes cover all property uses from residential and commercial to government buildings and parks.

The full list of building classes can be found [here](#).



- | | |
|---|--|
| <ul style="list-style-type: none"> Residential, 1 fam Residential, 2 fam Condos Walkups Elevator | <ul style="list-style-type: none"> Transportation faci Industrial |
| <ul style="list-style-type: none"> Store + apts, lofts Theatres & hotels Businesses Offices | <ul style="list-style-type: none"> Places of public ass (indoor) & cultural Schools Churches Health & social car City buildings Outdoor recreation facilities & cemete |
| <ul style="list-style-type: none"> Residential and commercial Residential and industrial Commercial and industrial | <ul style="list-style-type: none"> Vacant lots Misc Unknown |

* Building class: Converted Dwellings or Rooming House (C5)

2. Urban Landscape Maps

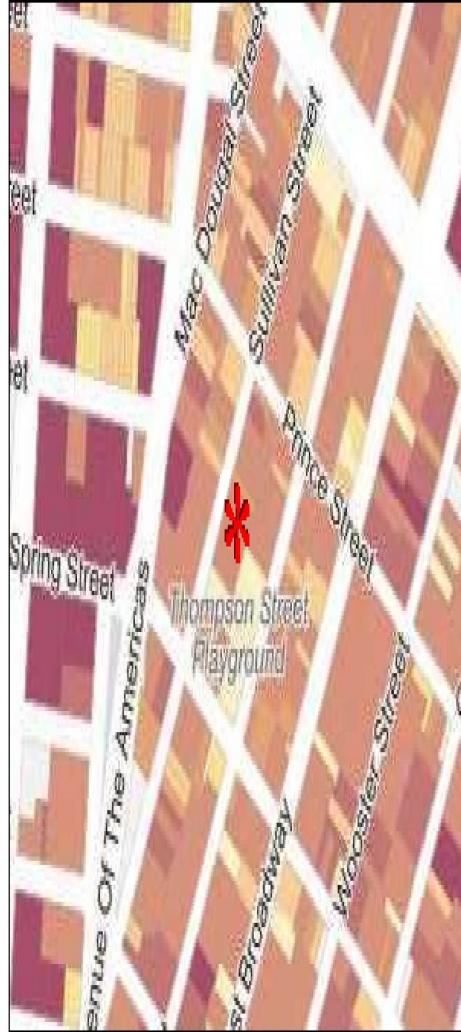


On this color-coded map, view the year each property was built.

- 2015 and later
- 2010 - 2014
- 2000 - 2009
- 1990 - 1999
- 1970 - 1989
- 1950 - 1969
- 1900 - 1949
- older than 1900

Click on the map to expand.

* Year built: 1900



On this map, view the number of stories per building.

- 10 & Up stories
- 7 to 9 Stories
- 5 to 6 Stories
- 4 Stories
- 3 Stories
- 2 Stories
- 1 Story
- No data

Click on the map to expand.

* Stories: 5

3. Neighborhood Price History

Median price/sqft	\$961
Neighboring properties	14

Recent sales of similar properties

Address	Sale price	Sale date	Sqft	Price/sqft
489 Broadway	\$19,925,772	2/25/2019	10,710	\$1,860
212 Lafayette St	\$13,400,000	4/11/2019	8,815	\$1,520
13 Christopher St	\$11,300,000	4/12/2019	8,280	\$1,364
51 Spring St	\$10,825,000	4/3/2019	8,075	\$1,340
248 Elizabeth St	\$8,000,000	1/16/2020	7,456	\$1,072
247 Mulberry St	\$11,000,000	3/25/2019	10,500	\$1,047
35 Crosby St	\$8,950,000	5/3/2019	9,100	\$983
22 St Marks Pl	\$10,700,000	10/22/2019	11,400	\$938
111 Mott St	\$9,000,000	4/5/2019	10,300	\$873
187 Chrystie St	\$6,667,230	6/25/2019	8,540	\$780
17 E Seventh St	\$4,675,000	7/9/2020	7,280	\$642
72 Carmine St	\$4,300,000	12/26/2019	6,954	\$618
102 Bayard St	\$5,500,000	5/17/2019	9,125	\$602
87 Chrystie St	\$5,500,000	5/7/2019	10,716	\$513

Use our [Comparable Sales Tool](#) to select your own list of recent sales, or read our [Market Reports](#) for an analysis of sale prices across a neighborhood.

4. HPD Alternative Enforcement Program

The HPD Alternative Enforcement Program map is based on the current month's HPD violations in a building divided by the number of units in the building. It takes in consideration the open hazardous and immediately hazardous violations (I/B/C class) in the last 5 years.



Properties over the HPD-AEP threshold

- More than 600% over
- 300% to 600% over
- Up to 300% over

Properties below the HPD-AEP threshold

- 80% to 99%
- 60% to 80%
- 50% to 60%

HPD-AEP threshold for buildings having:

3 to 14 units = 5 violations/unit

15 units or more = 3 violations/unit

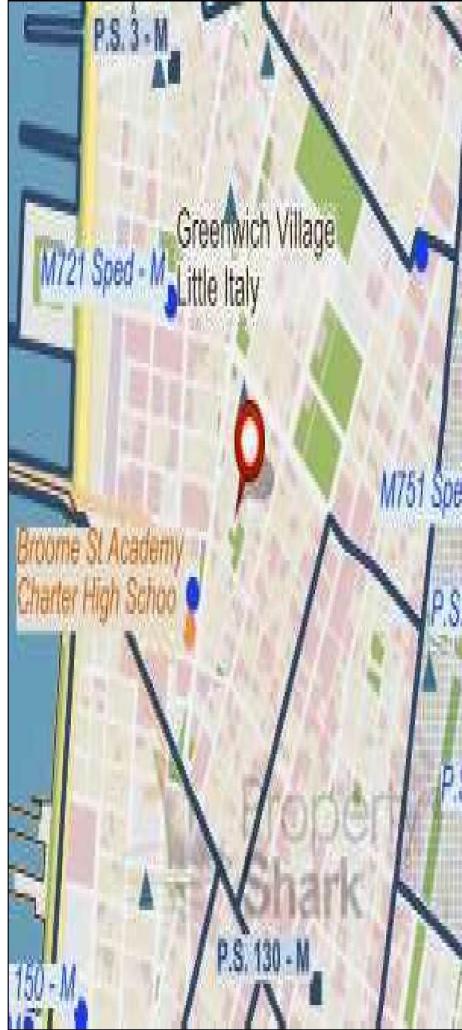
For more information, visit the [HPD website](#).

5. Neighborhood Complaints

Created	Agency	Type	Descriptor	Disposition	Closed
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Created	Agency	Type	Descriptor	Disposition	Closed
5/2/2019	DOHMH	Rodent	Condition attracting rodents	The Department of Health and Mental Hygiene will review your complaint to determine appropriate action. Complaints of this type usually result in an inspection. Please call 311 in 30 days from the date of your complaint for status	
6/2/2017	NYPD	Noise - vehicle	Engine idling	The Police Department responded to the complaint and took action to fix the condition.	6/2/2017
5/1/2017	NYPD	Noise - vehicle	Car/truck horn	The Police Department responded to the complaint and determined that police action was not necessary.	5/2/2017
6/2/2013	TLC	Taxi complaint	Driver complaint	The Taxi and Limousine Commission will send a confirmation letter in 14 days to confirm your complaint details. At the hearing you may be required to provide information regarding this complaint. Please note your Service Request number for future reference.	8/21/2013

6. Distance to Schools



Elementary School Proximity

This map shows zoned Elementary School and other public and private schools available in the area, with exact distances from the subject property to the school of interest.

Elementary schools

- District boundary
- Attendance zone
- Unzoned area

School locations

- Zoned
- Other public
- Charter
- ▲ Private

School district

2

Attendance Elementary School(s)

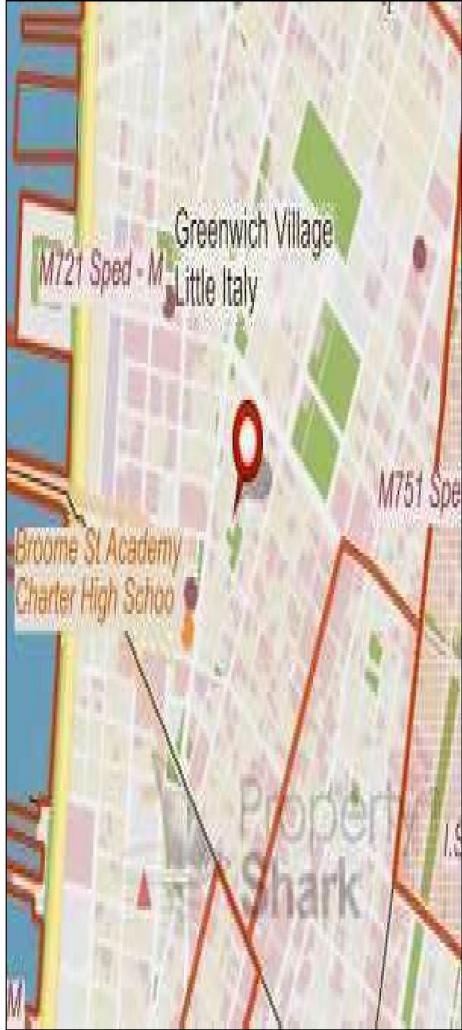
Nearest Public Elementary School (not zoned)

School	P.S. 150 - M	School
School code	20M150	Distance (miles)
Distance (miles)	0.681	Principal
Principal	Jennifer Bonnet	Phone number
Phone number	(212) 732-4392	

Nearest Private Elementary School

Cooke Center Academy
0.126
Michael Termini
(212) 477-1297

Find more info at NYC Department of Education



Middle School Proximity

This map shows zoned Middle School and other public and private schools available in the area, with exact distances from the subject property to the school of interest.

Middle schools

- District boundary
- Attendance zone
- Unzoned area

School locations

- Zoned
- Other public
- Charter
- ▲ Private

School district

2

Attendance Middle School(s)

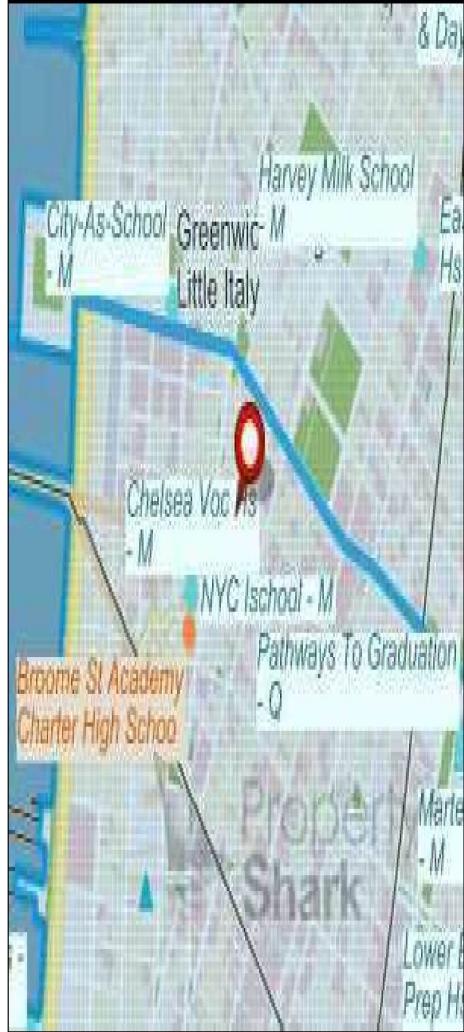
Nearest Public Middle School (not zoned)

School	I.S. 89 - M	School
School code	20M289	
Distance (miles)	0.835	Distance (miles)
Principal	Zeynep Ozkan	Principal
Phone number	(212) 571-9268	Phone number

Nearest Private Middle School

Broome St Academy Charter
High Schoo
0.178
Barbara McKeon
(212) 453-0295

Find more info at NYC Department of Education



High School Proximity

This map shows zoned High School and other public and private schools available in the area, with exact distances from the subject property to the school of interest.

- High schools
- District boundary
- Attendance zone
- Unzoned area

- School locations
- Zoned
- Other public
- Charter
- Private

School district

2

Attendance High School(s)

Nearest Public High School (not zoned)

School	Chelsea Voc HS - M	School
School code	20M615	
Distance (miles)	0.149	Distance (miles)
Principal	Kimberly Bradley	Principal
Phone number	(212) 925-1080	Phone number

Nearest Private High School

Broome St Academy Charter
High Schoo
0.178
Barbara McKeon
(212) 453-0295

Find more info at NYC Department of Education

7. Transportation

On this color-coded map, view the nearest subway station for each building.



Closest station	6th Ave & Spring St at NE Corner
Station lines	C-E
Distance (miles)	0.063

On this map, view the closest local or express bus routes and stations.



Name	Av of the Americas/Spring St
Line	M21
Distance (miles)	0.069

8. Traffic Map



Estimated average daily traffic volume on a route segment at a particular count location.

Average daily traffic

- N 7501 - 300000
- N 25001 - 75000
- N 10001 - 25000
- N 4001 - 10000
- N 1501 - 4000
- N 1 - 1500

9. Demographics By Zip Code

Demographic data shown in this section was gathered from the 2014 American Community Survey and refers to zip code 10012.

Population Demographics

Total population

23,411

\$169,859

Female population

50.5%

97.3%

Male population

49.5%

2.7%

Economic/Employment

Average household income

\$169,859

White collar

97.3%

Blue collar

2.7%

Median age	33.9	
Male median age	34.7	Housing
Female median age	33.3	Family households 33.5%
		Households with kids 10.7%
Education		Housing units 14,052
No highschool	2.9%	Occupied housing units 12,041
Some highschool or college	17.8%	Owner occupied units 18.0%
Bachelors degree	31.2%	Average number of people per household 1.83
Other		Houses with mortgages 43.4%
Citizens	84.8%	Wealth
Citizens born in US	71.7%	
English speakers	96.2%	Median value for units with a mortgage \$1,958,300
Journey to Work		Median value for units without a mortgage \$1,361,100
Work in a metropolitan area	99.9%	Median gross rent \$2,280
Work in a micropolitan area	0.1%	Median housing costs per month \$2,243
Work at home	8.6%	Population in poverty 11.8%
Go to work by car	4.6%	
Go to work after 10 am	15.6%	

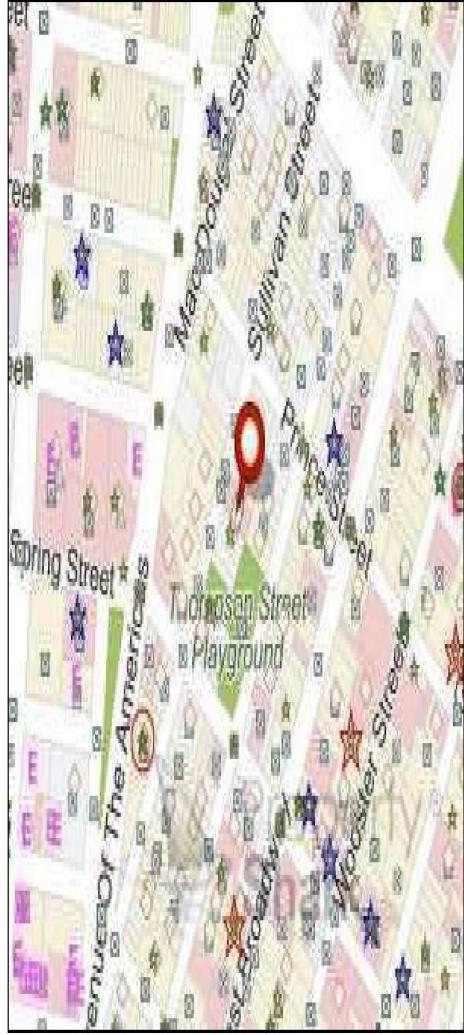
Risk

1. Toxic Sites

Get a Phase I environmental report Site Assessment or a Home Environmental Database Report for this property directly from Toxics Targeting.

This screening map, provided to PropertyShark by Toxics Targeting, shows environmental hazards such as toxic dumps, garbage landfills, leaking tanks, hazardous waste sites, and pollution discharges reported by local, state and federal government authorities.

Call 800-2-TOXICS (800-286-9427 NYS only) or 607-273-3391 for more info.



Toxic Sites on the Property

Petroleum bulk storage	1
Haz waste generator or transporter	1
Total toxic sites on the property	2

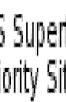
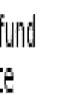
Toxic Sites near the Property

Spill	1
Haz waste generator or transporter	10
Petroleum bulk storage	2
Total neighboring toxic sites	13

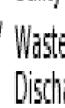
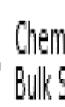
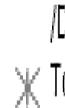
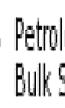
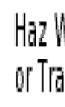
Leaking Tanks and Spills:

-  MTBE Spill
-  Tank Failure
-  Tank Test Failure
-  Spill greater than 25 gal/lbs
-  Gasoline Spill
-  Spill

Superfund, Brownfields and Solid Waste:

-  US Superfund Priority Site
-  NY Superfund Site
-  US Superfund /CERCLIS Site
-  Brownfield Site
-  Hazardous Substance Study
-  Solid Waste Facility

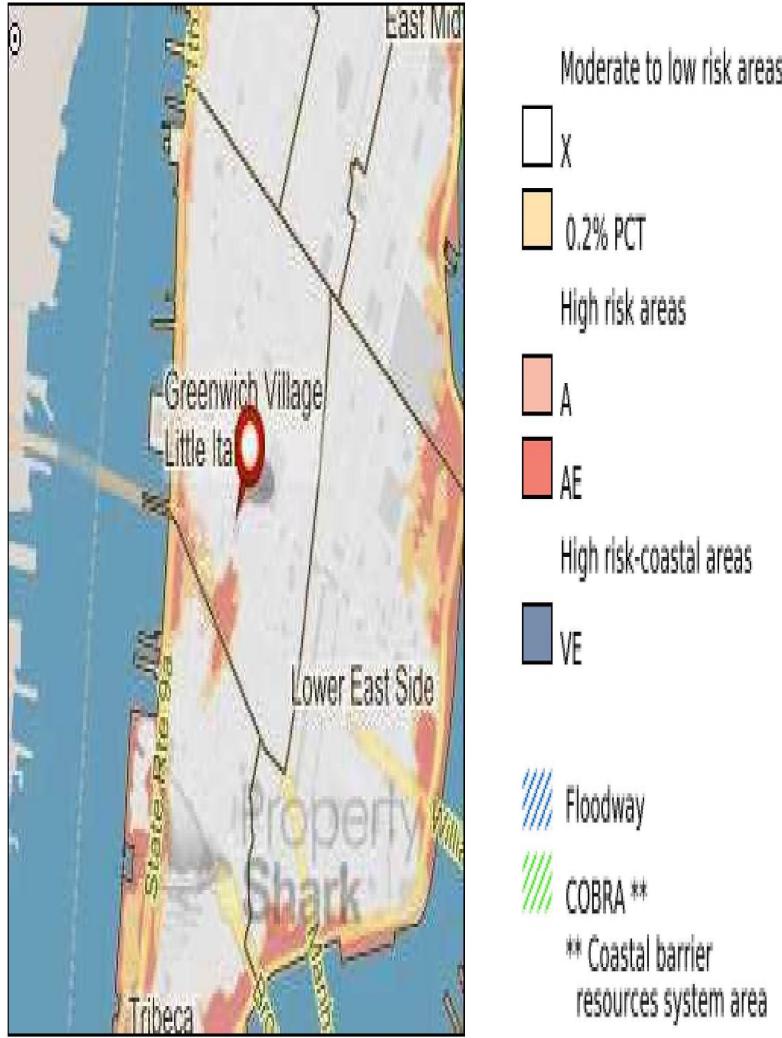
Other Toxic Sites:

- | | |
|---|---|
|  NY Superfund Qualifying Site |  Air Discharge Facility |
|  Major Oil Storage Facility |  Historic Utility Site |
|  Haz Waste Corrective Action |  Wastewater Discharge Site |
|  Has Waste Treatment/Storage /Disposal |  Chemical Bulk Storage |
|  Toxic Release Inventory Site |  Petroleum Bulk Storage |
|  Legal Civil /Admin Docket |  Haz Waste Generator or Transporter |
|  Hazardous Waste Violation |  Selected NYC Environmental Quality Review 'E' Designation |

Map Disclaimer: Mapped locations are approximate; sites are identified based on current and/or historic information. Regulatory status of sites may have changed. Site symbols can refer to large properties, additional toxic sites are not mapped. Contamination problems can impact properties far from toxic sources. Sites include known and potential hazards.

2. FEMA Flood Zones

Use this map to determine if the property is in a flood zone.



Link to the map for this property at [FEMA's Map Service Center](#) (may not be available in all locations).

FEMA Flood Zoning	Distance to...	
FEMA flood zone(s)	X Nearest distance to coastline	0.463
Coastal barrier resources system area (COBRA)	Out (miles)	
Floodway	Compass direction to coastline	175
Floodway	Nearest distance to 100 year	4
FEMA special flood hazard area	Out flood zone area (ft)	
Map panel ID	Angle100	177
Map quadrant ID	3604970182F	
	40074-F1	

3. Hurricane Evacuation Zones



This map shows hurricane evacuation zones. In the case of coastal storms, the City may order the evacuation of neighborhoods in danger of flooding, the most critical being Zone 1.

Hurricane evacuation zones

- Zone 1
- Zone 2
- Zone 3
- Zone 4
- Zone 5
- Zone 6

* Zone 3

Disclaimer

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All data comes from government sources. No attempt has been made to validate it.

No attempt has been made to validate the accuracy of the programming of this web site. Do not rely on this report to support investment decisions. The only authoritative source for the information in this report is the government agencies from which the data was acquired.

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8/4/2020
NYSCEF DOC. NO. 239

INDEX NO. 153974/2020

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NYC Department of Buildings
C of O PDF Listing for Property

Premises: 111 REAR SULLIVAN STREET MANHATTAN

BIN: [1077252](#) Block: 503 Lot: 8

Download the [Adobe Acrobat Reader](#) if you are unable to open the PDF files

To report a problem with any of these images, please use the [CO Image Problem Form](#)

THERE ARE NO CERTIFICATES OF OCCUPANCY ON FILE FOR THIS ADDRESS

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If you have any questions please review these [Frequently Asked Questions](#), the [Glossary](#), or call the 311 Citizen Service Center by dialing 311 or (212) NEW YORK outside of New York City.

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Page: 1 of 1

Premises: 111 SULLIVAN STREET MANHATTAN**BIN: 1077251 Block: 503 Lot: 8**

LOW NUMBER	HIGH NUMBER	STREET NAME	STCDE	BIN
111	111	SULLIVAN STREET	31990	<u>1077251</u>
111 FRONT	111 FRONT	SULLIVAN STREET	31990	<u>1077251</u>
111 REAR	111 REAR	SULLIVAN STREET	31990	<u>1077252</u>

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NYC Department of Buildings

Property Profile Overview

111 REAR SULLIVAN STREET

MANHATTAN 10012

BIN# 1077252

SULLIVAN STREET

111 REAR - 111 REAR

Health Area : 6800

Tax Block : 503

Census Tract : 49

Tax Lot : 8

Community Board : 102

Condo : NO

Buildings on Lot : 2

Vacant : NO

[View DCP Addresses...](#)

[Browse Block](#)

[View Zoning Documents](#)

[View Challenge Results](#)

[Pre-BIS PA](#)

[View Certificates of Occupancy](#)

Cross Street(s): SPRING STREET, PRINCE STREET

DOB Special Place Name:

DOB Building Remarks:

Landmark Status:

L - LANDMARK

Special Status:

N/A

Local Law:

NO

Loft Law:

NO

SRO Restricted:

NO

TA Restricted:

NO

UB Restricted:

NO

Environmental Restrictions:

N/A

Grandfathered Sign:

NO

Legal Adult Use:

NO

City Owned:

NO

Additional BINs for Building: [1077251](#)

Special District:

UNKNOWN

This property is not located in an area that may be affected by Tidal Wetlands, Freshwater Wetlands, Coastal Erosion Hazard Area, or Special Flood Hazard Area. [Click here for more information](#)

Department of Finance Building Classification: C5-WALK-UP APARTMENT

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

	Total	Open	<u>Elevator Records</u>
Complaints	0	0	Electrical Applications
Violations-DOB	0	0	Permits In-Process / Issued
Violations-OATH/ECB	0	0	Illuminated Signs Annual Permits
Jobs/Filings	0		Plumbing Inspections
ARA / LAA Jobs	0		Open Plumbing Jobs / Work Types
Total Jobs	0		Facades
Total Actions	0		Marquee Annual Permits
OR Enter Action Type:			Boiler Records
OR Select from List:	Select...		DEP Boiler Information
AND Show Actions			Crane Information
			After Hours Variance Permits

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