This Research Summary identifies the products and services ordered from Historical Information Gatherers, Inc. (HIG) for the above referenced site location.

**City Directory Pages**

A search was conducted for directories that include coverage of the site area. This included researching one or more of the following: HIG’s City Directory Collection, the Allen County (Indiana) Public Library’s city directory collection, the Library of Congress Business Reference Services Collection and other miscellaneous online sources.

The following directories for the general site area were identified. The directories were reviewed at approximate 5 year intervals, subject to availability. A comma between date ranges indicates a gap of 10 years or more in the directories available for review.

*Bronx 1940, 1952-1958, 1972-2008*

The streets and address ranges researched were either requested at the time of ordering or were selected by HIG. For each street researched, the date range of the publications that included listings for the site and/or surrounding properties is provided below. Each city directory page provided includes the publication name and date at the top of the page.

*Zeraga Avenue (1940-2008)*
HIG Research Summary

Site Location:
410 Zerega Avenue
410 Zerega Avenue
Bronx, NY

HIG Project #:
142356

Research Summary
Completed:
2/26/2014

Conducted For:
EcoLog ERIS
80 Valleybrook Drive
Toronto, ON

Disclaimer & Waiver of Liability
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1952 - Bronx, NY - NY T&T

Yates Av

Young Av

Zerega Av

Zerega Av

Lyons Av

Zerega Av

Tremeont Av

Appleton Av

Zuliet Av
NYC Department of Buildings
Property Profile Overview

OBSELETE BIN RETAINED FOR HISTORICAL PURPOSE ONLY

400 ZEREGA AVENUE  
BRONX  10473  
BIN#  2096015

ZEREGA AVENUE 400 - 410

Health Area: 3100  
Tax Block: 3513

Census Tract: 90  
Tax Lot: 1

Community Board: 209  
Condo: NO

Vacant: NO

Cross Street(s): NORTON AVENUE, EFFINGHAM AVENUE

DOB Special Place Name: LOT 1SUBDIVIDED,NEW TENT LOTS

DOB Building Remarks: 100=400,101=404,102=2403,103=2405,104=2405,105=2409,106=2411

Landmark Status:

Special Status: BIN OBSOLETE

Local Law: NO  
Loft Law: NO

SRO Restricted: NO  
TA Restricted: NO

UB Restricted: NO  
Grandfathered Sign: NO

Little 'E' Restricted: N/A  
City Owned: NO

Legal Adult Use: NO  

Additional BINs for Building: NONE

Special District: UNKNOWN

This property is located in an area that may be affected by the following:

Tidal Wetlands Map Check: Yes

Freshwater Wetlands Map Check: No  
Click here for more information

Coastal Erosion Hazard Area Map Check: No

Department of Finance Building Classification: V9-VACANT LAND

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

Total Open
Complaints 0 0
Violations-DOB 0 0
Violations-ECB (DOB) 0 0

Jobs/Filings 2
ARA / LAA Jobs 1
Total Jobs 3

Actions 2

Elevator Records
Electrical Applications
Permits In-Process / Issued
Illuminated Signs Annual Permits
Plumbing Inspections
Open Plumbing Jobs / Work Types
Facades
Marquee Annual Permits
Boiler Records
DEP Boiler Information
Crane Information
After Hours Variance Permits
NYC Department of Buildings

C of O PDF Listing for Property

Premises: 400 ZEREGA AVENUE BRONX

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

JOB 220032943: NO C/Os ISSUED OR NO IMAGE AVAILABLE

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.
The selected address: **2401 NORTON AVENUE, Bronx 10473**

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<thead>
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<th>HPD#</th>
<th>Range</th>
<th>Block</th>
<th>Lot</th>
<th>CD</th>
<th>CensusTract</th>
<th>Stories</th>
<th>A Units</th>
<th>B Units</th>
<th>Ownership</th>
<th>Registration#</th>
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<td>03513</td>
<td>0001</td>
<td>9</td>
<td>10200</td>
<td>0</td>
<td>0</td>
<td>PVT</td>
<td>0</td>
<td>N/A</td>
</tr>
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</table>

One and two family properties are not required to register with HPD unless neither the property owner nor family members of the owner live on the premises. Owners of these properties can register after obtaining a Registration Number. For more information on how to obtain a Registration Number and register, please return to the HPD home page and search for Property Registration.

No violations were retrieved.
This map was created using the Open Accessible Space Information System (OASIS) website, licensed under a Creative Commons Attribution-Noncommercial-Share Alike 3.0 United States License. Visit www.oasisnyc.net for the latest information about data sources and notes about how the maps were developed. Contact oasisnyc@gc.cuny.edu with questions or comments. OASIS is developed and maintained by the Center for Urban Research, CUNY Graduate Center.
Location Report

Property Information (1)

410 ZEREGA AVENUE, BRONX 10473

Vacant Land

Owner: LB NORTH EAST DEVELOP
Block: 3513 Lot: 1

Property Characteristics:
Lot Area: 57,420 sq ft (100' x 308.17')
# of Buildings: 0 Year built: 0
# of floors: 0 Building Area: 0 sq ft
Total Units: 0 Residential Units: 0
Primary zoning: M1-1 Commercial Overlay: None
Floor Area Ratio: 0 Max. FAR: 1

FAR may depend on street widths or other characteristics. Contact City Planning Dept. for latest information.

MORE INFO:
- Zoning Map#: 7a (how to read NYC zoning maps)
- Historical Zoning Maps: 7a
- NYC Dept. of Buildings
- Property transaction records
- NYC Dept. of Finance Assessment Roll
- NYC Digital Tax Map
- NYC zoning guide
- NYC Watershed Resources

OASIS shortcut to this property:

Source: The Bytes of the Big Apple (TM) PLUTO (TM) and Tax Block & Tax Lot files are copyrighted by the New York City Department of City Planning, 2010 (ver. 10v1).

NYC Department of City Planning Census Factfinder
Find all census tracts within 0.25 mile(s) Go

YAHOO! Local search results for this address:
Know of something that’s missing? Add it to YAHOO!

Community District (1)

Bronx 9 Community District Information
Chairperson: Cheryl Marrow
District Manager: Mr. Francisco Gonzalez
Address: 1967 Turnbull Avenue, Rm. 7, Bronx, NY, 10473
Phone: 718-823-3034 Email: bxbrd09@optonline.net
Meeting Information: District Office
Go to District Profile by NYC Dept. of City Planning

Political Districts (2)

NYC Council: District 18
US Senate: New York
EXPLANATION OF ASSESSMENT ROLL

Parcel Information

Owner Name: LB NORTH EAST DEVELOPERS LTD.

Property Address and Zip Code: 410 ZEREGA AVENUE 10473

Real Estate Billing Name and Address: LB NORTH EAST DEVELOPERS LTD
2712 E TREMONT AVE
BRONX NY 10461

Borough: BRONX
Block: 3513
Lot: 1
Tax Class: 4
Building Class: V9 Codes

Land Information
Lot Size
100.00FT X 308.17FT
Irregular
IRREG

Building Information
Number of Buildings
Building Size
0.00FT X 0.00FT
Extension
Stories
### Assessment Information

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<td>ACTUAL EX AV</td>
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<td>809,711</td>
</tr>
<tr>
<td>TRANS EX AV</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>

### Taxable/Billable Assessed Value

SUBJECT TO ADJUSTMENTS, YOUR 2013/14 TAXES WILL BE BASED ON 809,711

Property is assessed at the following uniform percentages of full market value, unless limited to a lesser amount by law:

- Class 1 - 6%
- Class 2 - 45%
- Class 3 - 45%
- Class 4 - 45%

[Statements List]  |  [Select a BBL]  |  [Logon to NYCPROPERTY]
APPENDIX G
RESUMES
SANTHA WANIGASINGHE

PROFESSIONAL PROFILE

Mr. Wanigasinghe has over 20 years of experience in the environmental field. He is familiar with all aspects of Due Diligence property assessments. He has completed and managed over 1,000 Phase I Environmental Site Assessments (ESAs) across the United States, and in Mexico, Canada, and the US and British Virgin Islands. He has also completed hundreds of third-party reviews and served as a consultant on numerous Phase II investigative and remedial investigations. Mr. Wanigasinghe is currently one of three Principals at Velocity Consulting Inc.

Reports
- Phase I ESAs: ASTM, Fannie Mae, Freddie Mac, Standard and Poor, and client-customized scopes of work
- Transaction Screens
- Third Party Reviews

Clients
- American Property Financing - Wachovia
- CapitalSource
- CitiGroup Global Markets Inc.
- Natixis Real Estate Capital Inc.
- LaSalle Bank
- Merrill Lynch
- Morgan Stanley
- National Cooperative Bank, FSB
- Northmarq Capital
- RBS Greenwich Capital
- Rockbridge Capital, LLC
- UBS Investment Bank

EDUCATION

New York University, New York, New York
Bachelors of Arts: Economic and Finance, 1988

City University of New York, New York, New York
Masters of Science: Environmental & Occupational Health Sciences, 1996

CERTIFICATIONS

Occupational Safety and Health Association (OSHA) 40-hour Hazardous Waste Operations and Emergency Response (HAZWOPER) Training

OSHA HAZWOPER Supervisor Training
LAURA DIGIOVANNI

PROFESSIONAL PROFILE

Ms. DiGiovanni has over 20 years of experience in the environmental field. She is familiar with all aspects of Due Diligence property assessments. She has completed and managed thousands of Phase I Environmental Site Assessments (ESAs) across the United States, and in Mexico, Canada, and the US and British Virgin Islands. She has also completed hundreds of third-party reviews and served as a consultant on numerous Phase II investigative and remedial investigations. Ms. DiGiovanni is currently one of three Principals at Velocity Consulting Inc.

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- CitiGroup Global Markets Inc.
- Natixis Real Estate Capital Inc.
- LaSalle Bank
- Merrill Lynch
- Morgan Stanley
- National Cooperative Bank, FSB
- Northmarq Capital
- RBS Greenwich Capital
- Rockbridge Capital, LLC
- UBS Investment Bank

EDUCATION

Rutgers University, College of Engineering, New Brunswick, New Jersey
Bachelor of Science: Bioenvironmental Engineering, 1992

CERTIFICATIONS

Certified Asbestos Inspector, New York State, since 1992
Occupational Safety and Health Association (OSHA) 40-hour Hazardous Waste Operations and Emergency Response (HAZWOPER) Training, since 1994
OSHA HAZWOPER Supervisor Training, since 1995
American Society of Testing and Materials (ASTM), member since 1998