

AMENDED DISTRICT PLAN
FOR
THE METROTECH AREA
BUSINESS IMPROVEMENT DISTRICT
IN
THE BOROUGH OF BROOKLYN
CITY OF NEW YORK

Prepared pursuant to Section 25-405(a) of Chapter 4
Of Title 25 of the Administrative Code of
The City of New York

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INTRODUCTION

The METROTECH Area Business Improvement District (the “BID”), and this District Plan (the “Plan”) were established and created in 1991, respectively. This Plan, created in 2015, modifies, amends, and replaces the previous district plan in its entirety for the METROTECH BID and its corresponding district management association, the METROTECH Area District Management Association, Inc., (the “DMA”). This plan is created as the enabling document for the BID authorizing the development and implementation of services provided, and detailing the mechanism by which the BID and the DMA are to be funded.

The Mayor, by written authorization dated April 28, 2015, a copy of which is annexed hereto as Exhibit 2, has provided for the preparation of this amendment to the Plan pursuant to authority granted by Local Law 96 of 1989 (as the same has been amended, hereinafter referred to as the "Law") for the District.

I. MAP OF THE DISTRICT

Geographically, Downtown Brooklyn is located in the northwest part of Brooklyn. It is less than a mile and due east of the Wall Street Business District of Manhattan. Downtown Brooklyn is bounded by Clinton Street and Brooklyn Heights to the West, Tillary Street and the Bridge Plaza neighborhood, parks and Fulton Landing to the north, Ingersoll Houses and the Fort Greene neighborhood to the east and Atlantic Avenue and Boerum Hill to the south.

The METROTECH Area Business Improvement District, (the "District") includes two sub-districts. Both sub-districts are located in Downtown Brooklyn in the Borough of Brooklyn, as

indicated on the map, ("District Map with Block Numbers") annexed as Exhibit 1-A. The "North Sub-District," ("NSD") includes the area bounded by Adams Street to the west, Tillary Street to the north, Flatbush Avenue Extension to the east and Fulton Mall to the south plus the area bounded by DeKalb Avenue, Flatbush Avenue Extension, Rockwell Place and Fulton Street. The "South Sub-District" ("SSD") includes the area bounded by the Southern side of DeKalb Avenue from Rockwell Place to Ft. Green Place, Flatbush Avenue from Fulton Avenue to Lafayette Avenue, State Street from 3rd Avenue to 4th Avenue, Times Plaza, the Northern Side of Atlantic Avenue from Flatbush to South Portland Avenue, Hanson Place from South Elliot Place to Flatbush Avenue and Lafayette Avenue from Flatbush to St. Felix Place.

II. PRESENT USES OF DISTRICT PROPERTY AND DISTRICT PROFILE

A. General Introduction

Downtown Brooklyn's role as a commercial and civic Center is long standing. It has served as the seat of government for the City of Brooklyn and, since 1898, the Borough of Brooklyn. Because of its proximity to the Central Business District of the City of New York and, since 1898, the Borough of Manhattan, and because of its excellent ports, Downtown Brooklyn has served as Brooklyn's commercial center as well.

The District is made up of a variety of building types and styles on the equivalent of twenty square blocks in Downtown Brooklyn. Early, middle and late nineteenth century three and four story row houses stand next to much larger twentieth century industrial and commercial buildings.

The District is the site of the Beaux Arts turn-of-the-century former Brooklyn headquarters of the New York and New Jersey Telephone Company, the late nineteenth century Romanesque Revival former Brooklyn Fire Department Headquarters, a municipally and nationally designated

landmark, and the Art Deco Brooklyn headquarters of Verizon, in addition to its many architecturally non-descript or vernacular buildings. Parts of the operations of Long Island University are housed in the former Brooklyn Paramount Theater, which, along with the Brooklyn Fox Theater, served as New York City's center of early entertainment. World-famous Barton's Candy was made across the street from both of these theaters.

The District is home to numerous world class cultural groups, including The Brooklyn Academy of Music, Theatre for a New Audience, Mark Morris, BRIC, 651 Arts, Urban Glass, and the Brooklyn Music School. Additionally, the District plays host to the Atlantic Terminal, a central transportation hub for subways and commuter railroads in Brooklyn, Atlantic Center, and Atlantic Mall.

There are two police precincts, the 84th and the 88th; one sanitation district, Brooklyn North 2; and one Community Board, Brooklyn Community Board 2, serving the District.

B. Office Profile

There are a number of large office buildings currently in the District: 370 Jay Street (NYC Transit Authority), 57 Willoughby Street, 81 Willoughby Street, 395 Flatbush Avenue Extension which is leased by Verizon, the two Verizon properties at 360 Bridge Street and 101 Willoughby Street, and 345 Adams Street, which is owned and occupied by the City of New York. The five new office buildings of METROTECH Center, including two Chase Financial Services Center at METROTECH buildings and the former Barton's Candy factory, Ten METROTECH Center, are now being now used as office space. Renaissance Plaza at 350 Jay Street/333 Adams Street contains the New York Marriott Brooklyn Hotel and has offices for the NYC Law, Finance Departments, Community Board #2 and the Kings County District Attorney's Office. The NYS Workers Compensation Board also has offices in the building as well as Fleet

Bank, Empire Insurance Group and the Securities Industry Automation Corporation (SIAC).

Other office space in the District is located in converted residential or industrial space.

C. Retail Profile

The major retail area of the District is located on Willoughby Street and on Jay, Lawrence, Bridge and Duffield Streets between Willoughby Street and Fulton Mall. The Fulton Mall is a limited-vehicular-access shopping street designed and developed in the mid-nineteen-seventies and constructed in the early nineteen-eighties as an effort to attract more shoppers and workers to Downtown Brooklyn and to encourage office development.

The District encompasses the majority retail stores on first, second and often third floors of row house residences converted to retail use. These businesses include restaurants and bars, jewelry shops, women's and men's clothing stores, card shops, discount stores, stationery stores, a pet shop, green grocers, delicatessens, electronics stores and a number of fabric shops, many located on Bridge Street. The District also includes a dry cleaner, liquor stores, shoe repair shops as well as other small shops.

The retail part of the District draws its shoppers from the Fulton Mall and office workers and jurors in Downtown Brooklyn. The retail stores in the District would not attract a regional market if they were not located in such close proximity to the Fulton Mall. The district also comprises the Atlantic Mall and Center, which contain a mix of retailers and dining options including Target, Uniqlo, Victoria's Secret, Starbucks and a host of others. Many of these are the brands' top performing locations on the East Coast. The District also contains several bank branches including Chase, Bank of America and Carver Federal Savings Bank.

The merchants of the area are a mixture of American-born and foreign-born men and women. Many, of the foreign-born immigrants come from the Far East nations such as China, Korea,

and Pakistan, and the Middle East, most particularly Syria and Lebanon. Many of the sales staffs of the retail businesses are also immigrants. These immigrant owners and workers reflect the populations of the most recent immigrants to Brooklyn.

D. Institutional Profile

Downtown Brooklyn is home to five institutions of higher education. Three of these institutions are in the District: New York City Technical College, NYU Poly and Long Island University. The Institute of Design and Construction, a technical training institute, is also located in the District.

George Westinghouse Vocational and Technical High School is located in the northern part of the district across from both New York City Technical College and Polytechnic University and adjacent to WNYE Channel 25 headquarters. The Friends School, a kindergarten through twelfth grade school administered and operated by the Society of Friends, is located on Pearl Street. St. Joseph High School, operated by the Sisters of St. Joseph, a Roman Catholic order, is located at the corner of Bridge Street and Willoughby Street.

Many city- and state-owned buildings and many city and state agencies are located within the District. The MTA has offices in buildings throughout the District and Downtown Brooklyn. The City owns the building at 345 Adams Street in which its Department of Finance is located. One of the Human Resources Administration's social services centers operates from a building on Duffield Street and its Emergency Assistance Unit is located around the corner on Willoughby Street, The Family Court is behind it on Adams Street.

E. Residential Profile

There are several residential buildings in the District. The former Brooklyn Fire Department Headquarters at 365 Jay Street, which Forest City METROTECH Associates renovated and restored for the 18 lower-income tenants displaced by the METROTECH project, is one such building. Other residential properties include the Oro, Bell Tell Lofts, 388 Bridge, Avalon Ft. Greene, 84 DeKalb and The Toren.

F. Transportation Access

The Regional Plan Association describes Downtown Brooklyn as one of the best public transportation hubs in the country. Fourteen subway lines and fifteen bus lines serve the area. Manhattan's business districts are as close as a five minutes subway ride. The most convenient public transportation from Nassau and Suffolk Counties is by the Long Island Rail Road. Its Atlantic Avenue terminus is located in Downtown Brooklyn. New York City's airports are a short ride from Downtown Brooklyn via the Brooklyn-Queens Expressway or Atlantic Avenue. The District itself contains stations currently serving the "A", "C" and "F" lines at Jay Street-Borough Hall, the "R", "N" and "M" at Lawrence Street, the "B", "D", "M", "N", "Q", and "R" lines at De Kalb Avenue, and the "2", "3", "4", "5", "N", "R", "B", "D", "Q" trains at Atlantic Ave / Barclays Center.

Automobile travel to Downtown Brooklyn, and hence the District, is convenient from Manhattan via the Brooklyn and Manhattan Bridges, from Long Island via the Brooklyn-Queens Expressway, the Long Island Expressway, Atlantic Avenue, Eastern Parkway and the Belt Parkway. Travel from New Jersey is also convenient via the Verrazano Bridge or through the Borough of Manhattan via the Holland or Lincoln Tunnel.

III. PROPOSED SERVICES

A. Description of Services

The services to be provided pursuant to this Plan (the "Services") may include any services required for the enjoyment and protection of the public and the promotion and the enhancement of the District as provided in the Plan, whether or not such services are in connection with Improvements (hereinafter defined) authorized pursuant to Section IV of this Plan. The following services are authorized under this Plan and *may* be developed for the BID and implemented by the DMA in accordance with the requirements of this Plan:

1. Security - Security services may include, without limitation, the coordination of a District-wide crime prevention program. The DMA has formed BID Security, its well-trained, highly professional security force to provide 24-hour-a-day, seven-day-a-week security services for the District. This security force will operate through a system of closed-circuit televisions, foot patrols and mobile patrols in overlapping shifts. These security patrols will be linked to a command post, which in turn will be linked to the 84th and 88th NYPD Precincts. The prime functions of this private security force is, (1) in cooperation with the New York City Police Department (NYPD), to patrol the streets and sidewalks of the District to reduce the incidence of serious crime, and (2) in cooperation with the NYPD, other City agencies and the building staffs of private owners, to maintain and improve the quality of life in the District by seeking to obtain compliance with City regulations controlling vending, sidewalk obstructions, noise generation and air pollution from mobile sources. Furthermore, this security force will coordinate closely through leadership and command structure with the Court-Livingston-Schermerhorn Business Improvement District and Fulton Mall Improvement Association.

The decision to use its own security force to implement the METROTECH Area Business Improvement District security program arises from the DMA's need to have the highest level of control in ensuring that the carefully developed program is carried out with the professionalism and sensitivity to the special needs of the community. However, the BID reserves the right to hire contract staff on an as-needed basis.

2. Sanitation - The DMA may provide supplementary sanitation services which may include, without limitation, the sweeping of sidewalks, curbs and catch basins in the District; the purchase and placement of trash receptacles in the District; the placement and removal of plastic liners from District trash receptacles; the bagging of garbage and litter; the carting of such garbage and litter from the District during the times the city does not do this; and the removal of graffiti and posters.

The DMA may further arrange for a force to provide the sanitation services mentioned above. The DMA will coordinate its sanitation services with the Fulton Mall Improvement Association to the immediate south of the District.

3. Commercial Revitalization_- The DMA may develop a commercial revitalization program designed to help businesses in the District to access available government and private programs which provide assistance to foster commercial revitalization. The DMA keeps an up to date database of available vacancies to connect business looking to relocate to the area with available spaces.

4. Special Events_- The DMA may develop programming to bring culture and vitality to the BID area, making use of the many resources available. The DMA may plan to work with and plan

with area cultural institutions, including but not limited to, Brooklyn Academy of Music, BRIC (Brooklyn Information & Culture), Theatre for a New Audience, Mark Morris, to curate and present world-class programming for the District. Other institutions, such as local universities, may work with the DMA to publicize events and make events accessible to all BID members. Holiday events as well as other programs during the year will be presented under the auspices of the BID and the DMA. Merchant promotion will be a part of the special events when appropriate.

5. Administration - Administration of the District shall be through a DMA which may be either a salaried staff or a subcontractor, which may include, without limitation, a director, a secretary and any other special staff that the Board of Directors of the DMA may deem necessary from time to time. Administration costs may also include, without limitation, office rental and equipment, office supplies, printing and insurance.

6. Additional Services - Subject to any approvals and controls that may be required by the City agency having jurisdiction thereof, and in addition to the approval of the Board of Directors of the DMA, in subsequent years the District may provide such additional services as are permitted by law and in accordance with this District Plan

B. Implementation

It is anticipated that the DMA will commence most Services during the first Contract Year (hereinafter defined) and that the authorization for services will remain in force for the duration of this Plan.

C. General Provisions

1. All services shall be in addition to (and not in substitution for) required and customary municipal services provided by New York City (the "City") on a City-wide basis.
2. All services need not be performed in every Contract Year.
3. The staff and/or contractors of the DMA may render such administrative services as are needed to support performance of the Services.
4. In the event that, in any Contract Year, the sources of funding (as described in Section V of this Plan) do not in aggregate produce revenues equal to the Total Annual Budget (hereinafter defined) for such Contract Year, the DMA may, subject to the Contract (hereinafter defined), forego providing one or more or all of the Services in order to have revenues sufficient to pay any debt service required in the Budget (hereinafter defined) for such Contract Year.

IV. PROPOSED IMPROVEMENTS

The DMA may provide funds for the purchase, installation, establishment, construction and maintenance of capital improvements within the District (the "Improvements") including, without limitation, additional street trees, additional lighting, street maps, decorative signage, decorative sidewalks and street furniture.

During the existence of the BID the maximum cost of improvements, if any, shall not exceed \$10.0 million. Any Improvements to be provided pursuant to this Plan that require

review and approval by an appropriate City agency shall be submitted to that agency prior to undertaking any such Improvement.

All Improvements shall be in addition to (and not in substitution for) required and customary municipal improvements provided by the City on a City-wide basis. The staff and/or subcontractors of the DMA may render such administrative services as are needed to support construction of the Improvements. It is anticipated that the Improvements, as identified by the DMA, may be implemented on an as-needed basis, under supervision of the DMA.

V. PROPOSED SOURCES OF FUNDING

A. Sources of Funding: Generally

The proposed sources of funding for all (i) Services, (ii) Improvements, (iii) debt service arising from indebtedness permitted pursuant to paragraph D herein below, and (iv) administrative costs necessary to support the program contemplated under this Plan, shall be the sources of funding described in paragraphs B through F (inclusive). Subject to the requirements of law, the DMA may apply all monies derived from the sources of funding permitted herein toward funding any expenditure permitted under this Plan.

B. Source of Funding: Assessments

The DMA shall enter into a Contract with the City for the purpose of having the City levy and collect, and then disburse to the DMA, assessments levied upon the Benefitted Properties (Exhibit 4) in exchange for the rendering of Services by the DMA. Such assessments, as described in paragraphs 1, 2, and 3 herein below, shall be defined as "Assessments."

The District includes two sub-districts, which are both located in Downtown Brooklyn in the Borough of Brooklyn, as indicated on the map, ("District Map") annexed as Exhibit 1. The "North Sub-District," ("NSD") includes the area bounded by Adams Street to the west, Tillary Street to the north, Flatbush Avenue Extension to the east and Fulton Mall to the south plus the area bounded by DeKalb Avenue, Flatbush Avenue Extension, Rockwell Place and Fulton Street. The "South Sub-District" ("SSD") includes the area bounded by the Southern side of DeKalb Avenue from Rockwell Place to Ft. Greene Place, Flatbush Avenue from Fulton Avenue to Lafayette Avenue, State Street from 3rd Avenue to 4th Avenue, Times Plaza, the Northern Side of Atlantic Avenue from Flatbush to South Portland Avenue, Hanson Place from South Elliot Place to Flatbush Avenue and Lafayette Avenue from Flatbush to St. Felix Place.

All properties as classified in the most recent New York City tax rolls and as described in the BID Classes will be assessed based on the formulae specified below for each applicable BID Class in each sub-district. In order to reflect the relationship amongst the many variables, the following defines how each rate is determined for each class. The NSD and SSD have separate property classes and assessment formulas, which are defined below.

NORTH SUB-DISTRICT ("NSD")

1. Definitions for Property Classes in the NSD
 - a. NSD Class A - Development Sites/Utility Properties - All real property within the NSD, owned by the City but not used by it, and designated a commercial development site by the City through its economic development programs ("City Development Sites") and fully developed shall constitute Class A property. Likewise all real property owned or

leased by utilities and fully or mostly devoted to use by utilities shall also constitute Class A property. Likewise the real property, known as Ten METROTECH Center, a.k.a. 625 Fulton Street, i.e., Brooklyn - Block 2094, Lot 1, or whose zoning square footage is in excess of 200,000 square feet, shall also constitute Class A property.

- b. NSD Class B - Commercial/Industrial - All real property within the NSD fully or partially devoted to commercial or industrial uses, including parking lots and gas stations, shall constitute Class B property.
- c. NSD Class C -Residential - All real property within the NSD devoted entirely to residential use shall constitute Class C property.
- d. NSD Class D - Vacant Land and Unbuilt City Development Sites - All real property within the NSD not used for commercial use, e.g., private parking lots for residential buildings and community gardens, and all real property designated as a City Development Site but which construction has not begun or is not completed, shall constitute Class D property. Any Class D property shall become Class A, B, C, E or F property at such time as the land and improvements of such property become or would become subject to real property taxation.
- e. NSD Class E - Not-For-Profit-owned - All real property within the NSD owned by Not-For-Profit institutions, which are exempt from taxation, and devoted entirely to their use shall constitute Class E property, and shall not be assessed.

- f. NSD Class F - Government-owned - All government-owned real property within the NSD devoted to serving the public, including, without limitation, parks, libraries, hospitals, firehouse, elementary, junior high, intermediate and high schools and police stations shall constitute Class F property and shall not be assessed.

2. Formulae for the NSD

$$\text{Rate 1} = \frac{(\text{Total NSD Assessment}) - (\text{Total NSD Class D Assessment})}{\text{Sum of Assessed Value of All Properties in NSD Classes A, B, and C}}$$

$$\text{Rate 2} = \frac{\text{Zoning Floor Area of Individual NSD Class A Property}}{\text{Total Zoning Floor Area of All Properties in NSD Class A}}$$

Individual property assessments are calculated using a unique assessment formula for each property's respective class, which is detailed below:

- a) Individual property assessment for NSD **Class A** =

$$(\text{Rate 1}) \times (\text{Rate 2}) \times (\text{Total Class A Assessed Value})$$

- b) Individual property assessment for NSD **Class B** =

$$(\text{Rate 1}) \times (\text{Assessed Value of Individual NSD Class B property})$$

- c) Individual property assessment for NSD **Class C** =

$$(\text{Rate 1}) \times (\text{Assessed Value of Individual NSD Class C property})$$

- d) Individual property assessment for NSD **Class D** = \$1.00 per year
 - e) Individual property assessment for NSD **Class E**: no assessment
 - f) Individual property assessment for NSD **Class F**: no assessment
3. The amounts, exclusive of debt service, if any, assessed and levied in a given year against the Benefitted Properties (as hereinafter defined) as Assessments may not exceed 20% of the total general City taxes levied in that year against the Benefitted Properties.

SOUTH SUB-DISTRICT (the “SSD”)

1. Definitions for Property Classes in the SSD
- a) SSD Class A - Commercial – All Commercial property within SSD fully devoted to Commercial or industrial uses at or over 90,000 square feet.
 - b) SSD Class B - Commercial - All Commercial property within SSD fully devoted to Commercial or industrial uses under 90,000 square feet.
 - c) SSD Class C - Residential - All real property within the SSD devoted primarily to residential use (at least 51% of the building) that is exactly or more than 50,000 square ft.
 - d) SSD Class D - Residential - All real property within the SSD devoted primarily to residential use that is less than 50,000 square ft.

- e) SSD Class E - Not-For-Profit - All real property within the SSD owned by Not-For-Profit institutions, are exempt from taxation, and devoted entirely to their use shall constitute Class E property, and shall not be assessed.
- f) SSD Class F- Government-owned - All government-owned real property devoted to serving the public, including, without limitation, parks, libraries, hospitals, firehouse,s, elementary, junior high, intermediate and high schools and police stations shall constitute Class F property and shall not be assessed.

2. Formulae for the SSD

$$\text{SSD Rate} = \frac{\text{Total South Sub-District Annual Assessment}}{\text{Sum of Assessed Value of all Properties in SSD Classes A, B, C, and D}}$$

Individual property assessments are calculated using a unique assessment formula for each property’s respective class, which is detailed below:

- a. Individual Property Assessment for SSD Classes A, B, C, and D =
(SSD Rate) x (Assessed Value of Individual SSD **Class A** property)
- b. Individual Property Assessment for SSD Classes E and F = \$0

The SSD Rate is anticipated to be no greater than \$0.0023558 per dollar of assessed value in the first Contract Year.

3. The amounts, exclusive of debt service, if any, assessed and levied in a given year against the Benefitted Properties (as hereinafter defined) as Assessments may not exceed 20% of the total general City taxes levied in that year against the Benefitted Properties.

C. Source of Funding: Contractual Obligations

The DMA maintains contracts with the three area educational institutions in this class, e.g., Long Island University, NYU Poly [Polytechnic University, and New York City Technical College] to provide cash or services which in total will equal 10.0% of the Total Budget. Any revenues or services received pursuant to these contractual obligations shall be in addition to any Budget revenues (which include only amounts to be assessed) and shall be allocated toward the provisions of additional services within the North Sub-District.

D. Source of Funding: Grants and Donations

Some of the cultural groups within the SSD may agree to provide an annual aggregate contribution of \$10,000, to be memorialized in a Memorandum of Understanding with the DMA. Additionally, institutions may agree to provide various discounts for residents in the District and leadership regarding programming of events in the SSD.

The DMA may accept grants and donations from private institutions, the City, other public entities, or individuals.

E. Source of Funding: Borrowings

1. Subject to subparagraphs 2 and 3 below, the DMA may borrow money from private lending institutions, the City, other public entities, or individuals, for the

purpose of funding operations.

2. The use of monies received by the DMA from the City or any other public entity, whether in the form of a grant or as proceeds from a loan, shall be subject to (i) all statutory requirements applicable to the expenditure and use of such monies, and (ii) any contractual requirements imposed by the City (whether pursuant to the Contract or otherwise) or by any other public entity having jurisdiction over the use of such funds, as the case may be.
3. Any loans into which the DMA may enter as borrower shall be subject to Section VI of this Plan.

F. Source of Funding: Charges for User Rights

Subject to the approval and control of the appropriate City agency, the DMA may, in accordance with Section IX of this Plan, impose charges as consideration for the subgranting or sub-licensing of User Rights, as such changes and User Rights are described in Section IX of this Plan.

G. Source of Funding: Other

The DMA may derive revenues from any other source of funding as permitted by law.

H. Assignment of Funding

The DMA may assign revenues from the sources of funding described in paragraphs B, C, D, and - F of this Section V for the purpose of securing loans into which the DMA enters pursuant to paragraph E of this Section V provided such assignments are subject to the requirements of Section V of this Plan.

VI. PROPOSED EXPENDITURES: ANNUAL BUDGET

A. Maximum Total and Annual Expenditures

The maximum total and annual amount, as proposed to be expended by the DMA in any Contract Year, shall not be greater than the aggregate amount of all monies which the DMA may collect for the Contract Year in question from all funding sources permitted under Section V of this Plan. The North Sub-District (“NSD”) and South Sub-District (“SSD”), as described in Section I of this Plan, have unique needs and will have separate budgets. The two sub-districts’ budgets will combine into one budget for the entire District. The below table shows the maximum amount proposed to be expended by the DMA for the first Contract Year, with anticipated budgets for each sub-district for each successive year following:

Contract Years	Annual Maximum Budget of NSD	Annual Maximum Budget of SSD	Annual Budget of Entire District
1-2	\$2,624,492	\$553,183	\$3,177,675
3-4	\$2,624,492	\$771,553	\$3,396,045
5+	\$2,624,492	\$1,000,000	\$3,624,492

B. Annual Budget – North Sub-District

It is anticipated that the budget of proposed expenditures to be made during the first Contract Year of this Amended District Plan shall be as follows:

Program Expenses

Public Safety	\$ 1,455,018.36
Public Space	\$ 530,934.73
Real Estate Development	\$ 1,312.25
Marketing and Outreach	\$ 115,215.20
TOTAL PROGRAM EXPENSES	\$ 2,102,480.54

Supporting Services

Advocacy	\$3,411.84
Management & Administration	\$509,413.90
Research & Planning	\$ 9,185.72
TOTAL SUPPORTING SERVICES	\$ 522,011.46

TOTAL NSD ANNUAL BUDGET AMOUNT **\$ 2,624,492**

C. Annual Budget – South Sub-District

It is anticipated that the budget of proposed expenditures to be made during the first Contract Year of this Amended District Plan shall be as follows:

Programing Expenses

Sanitation	\$ 165,873
Landscaping	\$ 58,500
Maintenance	\$ 47,550
Programming	\$ 40,000
TOTAL PROGRAM EXPENSES	\$ 311,923

Supporting Services

General & Administrative	\$ 147,147
Reserve	\$ 94,113
TOTAL SUPPORTING SERVICES	\$ 241,260

TOTAL SSD ANNUAL ASSESSABLE BUDGET \$ 553,183

D. Subsequent Budgets

The DMA shall establish for each Contract Year proposed budget(s) of expenditures. Such proposed budgets shall (with respect to the Contract Years to which they respectively apply): (i) reasonably itemize the purposes for which monies are proposed to be expended by the DMA; (ii) specify the amount, if any, proposed to be expended by the DMA for debt service and (iii) set forth the total amount proposed to be expended (the "Total Annual Budget Amount"). A proposed budget, for a subsequent Contract Year, shall be referred to as the "Budget".

E. General Provisions

1. The DMA shall make no expenditures other than in accordance with and pursuant to: (i) a Budget for which a total Annual Budget Amount has been approved in a resolution and adopted by the DMA and approved by the City; or (ii) any provisions in the Contract providing for the satisfaction of outstanding obligations of the DMA; or (iii) any provisions in the Contract providing for the expenditure of amounts provided in the Budget for, but unexpended in, a previous Contract Year.

2. The Total Annual Budget Amount shall not exceed the maximum total and annual amount which the DMA may expend for the Contract Year in question pursuant to paragraph A of this Section VI.

3. The Total Annual Budget Amount shall not be less than the amount needed to satisfy the DMA's debt service obligations, if any, for the Contract Year in question.

4. Subject to the DMA's need to satisfy its debt service obligations for the Contract Year in question the DMA may revise the itemizations within any Budget.

5. In the event that in any given Contract Year the sources of funding do not in the aggregate produce revenues equal to the Total Annual Budget Amount for such Contract Year, the DMA may, subject to the Contract, forego some or all of the non-debt service expenditures as are provided for in the Budget in question.

VII. BENEFITTED PROPERTIES

The providing of Services and Improvements shall benefit all properties within the District (the "Benefitted Properties"). The Benefitted Properties are described, in the alternative, by the following: (x) the District Map, or (y) the tax blocks and lots indicated in Exhibit 4 hereto.

VIII. DISTRICT MANAGEMENT ASSOCIATION

The District Management Association (the "DMA") is a not-for-profit corporation incorporated under Section 402 of the New York State Corporation Law and is named the METROTECH Area DMA, Inc. The corporation is organized for the purpose of executing the responsibilities of a DMA as set forth in the Law. Furthermore, the DMA will carry out the activities prescribed in the Plan and promote and support the District. The DMA has two classes of voting membership – owners and tenants. Class I (Owners) shall consist of four subclasses composed of: (i) large commercial property owners, (ii) small commercial property owners, (iii) large residential owners, and (iv) small residential owners. Class II (Tenants) shall consist of two subclasses composed of: (i) commercial tenants and (ii) residential tenants. Each voting class elects members to the Board of Directors of the DMA in a manner prescribed by the by-laws of the DMA. The Board of Directors of the DMA includes representatives of owners of record of real property located within the District (which shall constitute a majority of the Board), representatives of both commercial and residential tenants leasing space in buildings including proprietary lessees within the District, and one member appointed by each of the following public officials: the Mayor of the City, the Comptroller of the City, the Borough President of Brooklyn and the City Council member representing the District or if more than one City Council member represents a portion of the District

than by the speaker of the City Council. The Community Board Chairperson or designated representative shall serve on the board in a non-voting capacity.

IX. USER RIGHTS

A. User Rights Generally

The DMA may undertake or permit commercial activities or other private uses of the street or other parts of the District in which the City has any real property interests (the "User Right(s)"); provided, however, that the User Rights so undertaken or permitted by the DMA shall have been (i) set forth in this Plan or authorized for licensing or granting by the City to the DMA in a resolution adopted by the City Council, (ii) licensed or granted to the DMA by the City pursuant to the Contract, and (iii) authorized by the appropriate City agency having jurisdiction thereof. Once so granted or licensed, the User Right(s) in question shall be undertaken or permitted by the DMA in such manner to conform to the requirements, if any, set forth in this Plan, or in the any corresponding resolution and in the Contract with respect to User Right(s), and conform to the requirements authorized by the appropriate City agency having jurisdiction thereof. Such requirements may include but shall not be limited to (i) requirements as to what consideration, if any, the DMA shall pay to the City for the grant and/or license in question; (ii) requirements as to whether and how the DMA may permit other persons to undertake the UserRight(s) in question pursuant to a sub-grant or sub-license; (iii) requirements as to what charges the DMA may impose upon other persons as consideration for such sub-grant or sub-license; and (iv) requirements as to the general regulation of the User Right(s) by whomsoever undertaken.

B. Proposed User Rights

Subject to the approval and control of the appropriate City agency and/or subject to the requirements set forth in any contract the DMA may undertake or permit the following User Rights relating to Newsstand Kiosks or other kiosks. Any undertaking of activities or User Rights shall be subject to the requirements set forth in the Contract.

X. REGULATIONS

The rules and regulations proposed for governing the operation of the District and the provision of Services by the DMA (the "Regulations") are set forth herein below.

1. The DMA shall obligate itself to provide Services as described in the Contract for a specified term (each year of the Contract term to be defined as a "Contract Year"). The City shall, pursuant to the terms conditions and requirements of the Contract, levy and collect, and then disburse to the DMA, the Assessments. Such disbursements shall be made in accordance with general procedures for the payment of other City expenditures.

2. The DMA shall comply with all terms, conditions and requirements (i) elsewhere set forth in this Plan, and (ii) to be set forth, in the Contract and in any other contracts which both the DMA and the City may enter (the terms, conditions and requirements referred to in clauses (i) and (ii) to be hereby incorporated by reference in the definition for "Regulations," and (iii) shall comply with all terms, conditions and requirements set forth by the appropriate City agency which is required pursuant to law to give its approval.

XI. GLOSSARY OF TERMS

<u>Term</u>	<u>Section location of definition</u>
Assessments	V (B)
Benefitted Properties	VII
Budget	VI (B)
City	I
Contract	X
Contract Year	X (1)
District	I
District Management Association	VIII
District Map	I
Improvements	IV
Plan	I
Regulations	X
Services	III
Total Annual Budget Amount	VI (B) (2)
User Rights	IX

APPENDIX

Exhibit 1 - Maps of District

Exhibit 2 - Mayoral Letter of Authorization

Exhibit 3 - Tax Blocks and Lots of Benefitted Properties

Exhibit 1-A: District Map with Block Numbers



Exhibit 1-B: Land Use Map

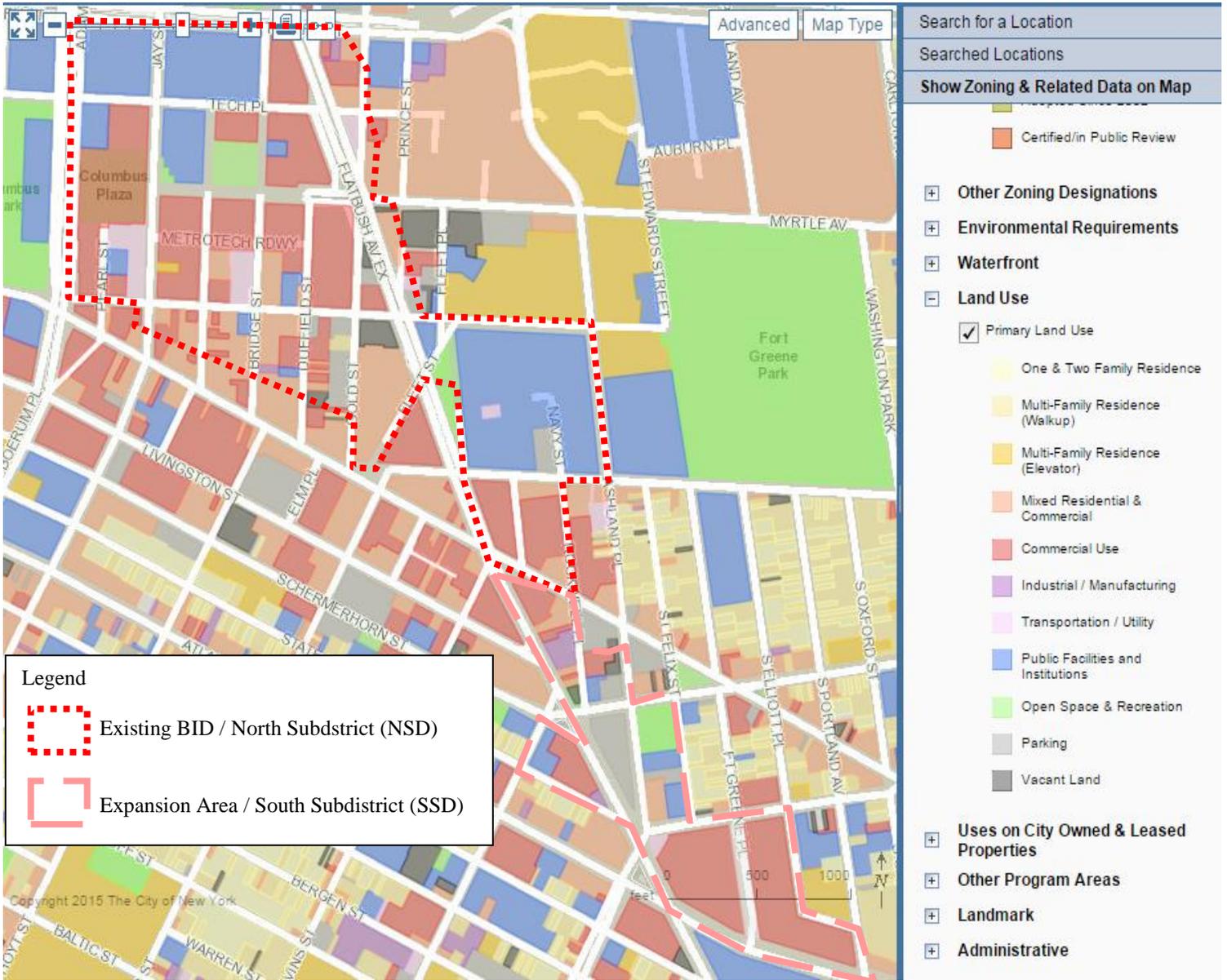


Exhibit 1-D: Existing BIDs in Downtown Brooklyn

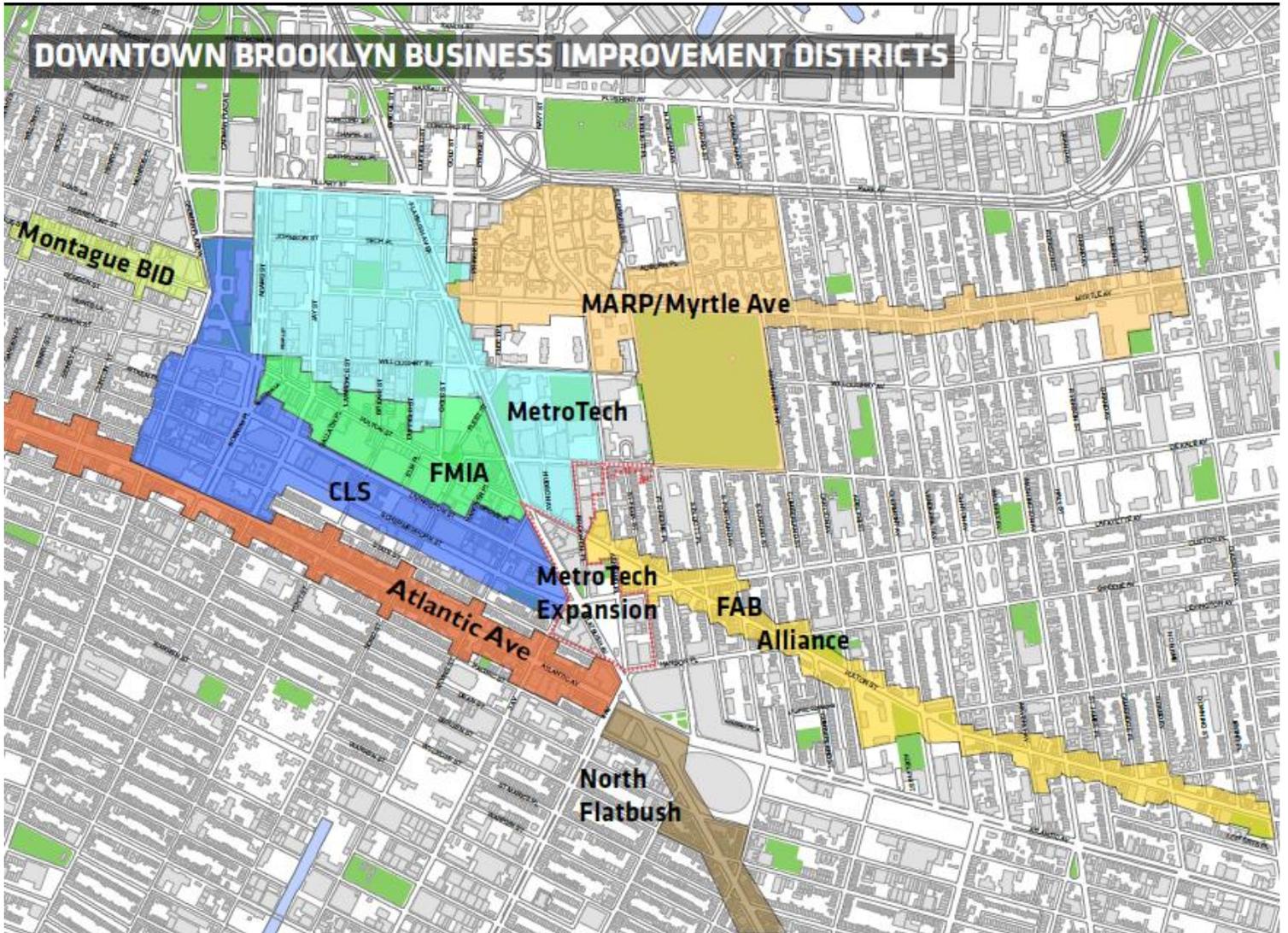


Exhibit 2: Mayoral Authorization

(next page)



THE CITY OF NEW YORK
OFFICE OF THE MAYOR
NEW YORK, N. Y. 10007

April 28, 2015

Ms. Maria Torres-Springer
Commissioner
Department of Small Business Services
110 William Street, 7th Floor
New York, NY 10038

Dear Commissioner Torres-Springer:

Pursuant to Section 25-405(a) of the Administrative Code of the City of New York, I hereby authorize the preparation of an amended district plan for the extension of the MetroTech Business Improvement District, located in the Borough of Brooklyn.

Current Boundaries: Properties broadly bounded by Tillary Street to the north, Flatbush Avenue to the east, Fulton Street and Dekalb Avenue to the south, and Adams Street to the west.

Proposed Expansion Area: Current boundaries and adding properties along Dekalb Avenue to Fort Greene Place, along Flatbush Avenue to Atlantic Avenue, and a few other nearby blocks in order to service the area known as the Downtown Brooklyn Cultural District.

Sponsor Organization: MetroTech BID Expansion Steering Committee

The Department of Small Business Services shall prepare the District Plan pursuant to authority granted by Section 25-405(a) of this law. The authorization shall take effect immediately.

Sincerely,

A handwritten signature in cursive script that reads "Bill de Blasio".

Bill de Blasio
Mayor

cc: The Honorable Melissa Mark-Viverito, Speaker of the City Council
The Honorable Julissa Ferreras, Chair of the City Council Finance Committee
The Honorable Eric L. Adams, Brooklyn Borough President
Members of the New York City Council
Alicia Glen, Deputy Mayor for Housing and Economic Development
Andrew Schwartz, Deputy Commissioner, Department of Small Business Services
Michael Blaise Backer, Deputy Commissioner, Department of Small Business Services
Lydon Sleeper, Senior Advisor, Department of Small Business Services

Exhibit 3-A: Tax Blocks and Lots of Benefited Properties of The North Sub-District (NSD)

BLOCK	LOT	ADDRESS
128	1	284 Jay Street a.k.a. 300 Jay Street
128	26	55-63 Johnson Street
131	1	105 Johnson Street/295 Jay Street
132	1	Bridge Street
132	6	Bridge Street
132	10	Tillary Street
132	12	265-73 Tillary Street
132	14	112-24 Tillary Street
132	23	132-40 Flatbush Avenue Extension
132	35	135-37 Johnson Street
133	1	147 Flatbush Avenue Extension
133	5	131-43 Flatbush Avenue Extension
133	13	152-54 Tillary Street
133	15	156-58 Tillary Street
140	10	330 Jay Street
140	27	350 Jay Street 333 Adams Street
	101	19-23 Willoughby Street
140	106	375 Pearl Street
140	111	370 Jay Street
140	123	345 Adams Street
140	147	25-29 Willoughby Street
142	1	327-33 Jay Street

Block 143 - Polytechnic University's Dibner Library and MetroTech Center's Commons.

143*	1*	91 Myrtle Avenue
143*	5*	73 Lawrence Street
143*	6*	111 Lawrence Street
143*	11**	61 Lawrence Street
143*	12**	59 Lawrence Street
143*	14**	100-102 Johnson Street
143*	16**	106 Johnson Street
143*	17**	108 Johnson Street
143*	18**	110 Johnson Street
143*	19**	Johnson Street
143*	23**	120 Johnson Street
143*	25**	Bridge Street
143*	26**	304 Bridge Street
143*	27**	306 Bridge Street
143*	28*	308 Bridge Street
143*	29*	310 Bridge Street
143*	34*	113 Myrtle Avenue
143*	38*	105 Myrtle Avenue
143*	42*	Myrtle Avenue
145	6	397-99 Bridge Street
145	8	393-95 Bridge Street
145	10	387-91 Bridge Street
145	13	385 Bridge Street
145	14	383 Bridge Street
145	15	381 Bridge Street
145	16	88-90 Willoughby Street
145	18	92 Willoughby Street

*Currently known as Block 142, Lot 100

** Currently Known as Block 142, Lot 1001, Condominium Unit 1 and Lot 1002, Condominium Unit 2

145	19	94 Willoughby Street
145	20	96 Willoughby Street
145	21	98 Willoughby Street
145	22	100-104 Willoughby Street
145	26	216 Duffield Street
145	32	228 Duffield Street
145	33	230-32 Duffield Street
146	2	245-53 Duffield Street
146	7	237-43 Duffield Street
146	11	235 Duffield Street
146	12	233 Duffield Street
146	13	231 Duffield Street
146	14	229 Duffield Street
146	15	227 Duffield Street
146	16	225 Duffield Street
146	17	223 Duffield Street
146	18	213-21 Duffield Street
146	23	114 Willoughby Street
146	29	116-24 Willoughby Street
146	34	402 Albee Square
146	35	404 Albee Square
146	36	406 Albee Square
146	37	414 Albee Square
146	41	Albee Square
146	42	418 Albee Square
146	43	420 Albee Square
146	46	426 Albee Square

146	47	428 Albee Square
146	48	430 Albee Square
146	49	432 Albee Square
146	50	434 Albee Square
146	51	436 Albee Square
146	52	438 Albee Square
147	1	369 Jay Street
147	2	365-67 Jay Street
147	4	One MetroTech Center
147	36	57-63 Willoughby Street
147	44	47-55 Willoughby Street
148	1	107-17 Lawrence Street
148	7	Two MetroTech Center
148	39	65 Willoughby Street a.k.a. 360 Bridge Street
148	46	81 Willoughby Street
149	p/o 1*	Albee Square Mall-Parking Garage

Albee Square Mall is in the Fulton Mall Special Assessment District. The garage located on the same lot will be within the boundaries of the MetroTech Area BID

150	19	34-40 Willoughby Street
151	15	397 Jay Street
151	20	387 Jay Street
151	21	385 Jay Street
151	22	383 Jay Street
151	24	48 Willoughby Street
151	27	54 Willoughby Street
151	28	56 Willoughby Street
151	29	134-38 Lawrence Street
151	32	140 Lawrence Street
151	33	142 Lawrence Street

151	34	144 Lawrence Street
151	35	146-48 Lawrence Street
151	37	150 Lawrence Street
151	40	156 Lawrence Street
152	18	147 Lawrence Street
152	118	141-45 Lawrence Street
152	122	139 Lawrence Street
152	123	137 Lawrence Street
152	24	135 Lawrence Street
152	25	64 Willoughby Street
152	26	66 Willoughby Street
152	28	68 Willoughby Street
152	29	72 Willoughby Street
152	31	76-78 Willoughby Street
152	32	80 Willoughby Street
152	37	384-94 Bridge Street

Block 2047 Lots 1 through 6, 11 through 42 - Eight MetroTech Center

2047	1	323-27 Bridge Street
2047	4	319 Bridge Street
2047	5	Bridge Street
2047	6	315 Bridge Street
2047	7	307-13 Bridge Street
2047	11	303-05 Bridge Street
2047	13	295 Bridge Street
2047	27	126-28 Duffield Street

2047	29	130-32 Duffield Street
2047	31	134 Duffield Street
2047	32	136 Duffield Street
2047	33	138 Duffield Street
2047	34	140 Duffield Street
2047	35	142 Duffield Street
2047	40	129 Myrtle Avenue
2047	41	127 Myrtle Avenue
2047	42	123 Myrtle Avenue

Block 2048 Lots 1 through 9, 34 through 40 - Eight MetroTech Center

2048	1	139 Duffield Street
2048	2	137 Duffield Street
2048	3	135 Duffield Street
2048	6	129 Duffield Street
2048	9	123 Duffield Street
2048	17	160 Johnson Street
2048	34	151 Myrtle Avenue
2048	35	139 Myrtle Avenue
2048	40	137 Myrtle Avenue
2049	1	343 Gold Street
2049	2	335-41 Gold Street
2049	35	157 Myrtle Avenue
142*	250*	Three MetroTech Center
2058	1	95 Willoughby Street a.k.a. 101 Willoughby Street
2058	38	190 Duffield Street
2058	46	115 Willoughby Street

*Tentative Tax Block 142, Lot 250, is now known as Block 2058, Lot 17

2058	47	111-13 Willoughby Street
2058	49	109 Willoughby Street
2058	50	107 Willoughby Street
2059	1	Four MetroTech Center
2060	1	268-74 Gold Street a.k.a. 141 Willoughby Street
2060	4	385-91 Gold Street
2060	8	383 Gold Street
2060	22	156 Myrtle Avenue
2060	23	227 Flatbush Avenue Extension
2060	24	158 Myrtle Avenue
2060	32	152 Prince Street
2060	122	241 Flatbush Avenue Extension
2062	1	161-63 Prince Street
2062	5	155 Prince Street
2079	21	295 Flatbush Avenue Extension
2080	1	325 Flatbush Avenue Extension
2080	5	Flatbush Avenue Extension
2084	26	Flatbush Avenue Extension
2085	1	385 Flatbush Avenue Extension
2086	34	86 DeKalb Avenue
2087	1	DeKalb Avenue
20093	1	50 DeKalb Avenue a.k.a. 395 Flatbush Avenue Extension
2094	1	Ten MetroTech Center
2094	35	633 Fulton Street

Exhibit 3-B: Tax Blocks and Lots of Benefited Properties of The South Sub-District (SSD)

BLOCK	LOT	ADDRESS
2107	2	95 Rockwell
2001	1001	139 Flatbush Avenue
2001	1002	139 Flatbush Avenue
2002	1	Atlantic Center 625 Atlantic
2002	30	Atlantic Center Fort Greene Place
2106	9	37 Flatbush
174	9	370 Schermerhorn
174	13	80 Flatbush Avenue
174	18	96 Flatbush Avenue
174	23	100 Flatbush Avenue
174	24	102 Flatbush Avenue
2106	4	63 Flatbush Avenue
2106	5	61 Flatbush Avenue
2106	6	59 Flatbush Avenue
2106	16	33 Flatbush
2106	24	25 Flatbush Avenue
2106	35	570 Fulton Street
2095	9	31 Rockwell Place
2095	10	19 Rockwell Place
2095	26	98 De Kalb Avenue
2111	40	130 ST FELIX STREET 11217
2111	45	144 St. Felix
2110	3	113 Flatbush
2107	36	280 Ashland
2106	19	66 Rockwell
2106	29	1 Flatbush
2106	1001	96 Rockwell Place
2106	1002	96 Rockwell Place
2106	1003	96 Rockwell Place
2106	1004	96 Rockwell Place
2106	1005	96 Rockwell Place
2106	1006	96 Rockwell Place
2106	1007	96 Rockwell Place
2106	1008	96 Rockwell Place
2106	1009	96 Rockwell Place
2106	1010	96 Rockwell Place
2106	1011	96 Rockwell Place

2106	1012	96 Rockwell Place
2106	1013	96 Rockwell Place
2106	1014	96 Rockwell Place
2106	1015	96 Rockwell Place
2106	1016	96 Rockwell Place
2106	1017	96 Rockwell Place
2106	1018	96 Rockwell Place
2106	1019	96 Rockwell Place
2106	1020	96 Rockwell Place
2106	1021	96 Rockwell Place
2106	1022	96 Rockwell Place
2106	1023	96 Rockwell Place
2106	1024	96 Rockwell Place
2106	1025	96 Rockwell Place
2106	1026	96 Rockwell Place
2106	1027	96 Rockwell Place
2106	1028	96 Rockwell Place
2106	1029	96 Rockwell Place
2106	1030	96 Rockwell Place
2106	1031	96 Rockwell Place
2106	1032	96 Rockwell Place
2106	1033	96 Rockwell Place
2106	1034	96 Rockwell Place
2106	1035	96 Rockwell Place
2106	1036	96 Rockwell Place
2106	1037	96 Rockwell Place
2106	1038	96 Rockwell Place
2095	25	96 De Kalb Avenue
2095	27	100 De Kalb Avenue
2095	28	102 De Kalb Avenue
2095	29	104 De Kalb Avenue
2095	1001	1 ROCKWELL PLACE
2095	1002	1 ROCKWELL PLACE
2095	1003	1 ROCKWELL PLACE
2095	1004	1 ROCKWELL PLACE
2095	1005	1 ROCKWELL PLACE
2095	1006	1 ROCKWELL PLACE
2095	1007	1 ROCKWELL PLACE
2095	1008	1 ROCKWELL PLACE
2095	1009	1 ROCKWELL PLACE
2095	1010	1 ROCKWELL PLACE
2095	1011	1 ROCKWELL PLACE
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2095	1015	1 ROCKWELL PLACE
2095	1016	1 ROCKWELL PLACE
2095	1017	1 ROCKWELL PLACE
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2095	1020	1 ROCKWELL PLACE
2095	1021	1 ROCKWELL PLACE
2095	1022	1 ROCKWELL PLACE
2095	1023	1 ROCKWELL PLACE
2095	1024	1 ROCKWELL PLACE
2095	1025	1 ROCKWELL PLACE
2095	1026	1 ROCKWELL PLACE
2095	1027	1 ROCKWELL PLACE
2095	1028	1 ROCKWELL PLACE
2095	1029	1 ROCKWELL PLACE
2095	1030	1 ROCKWELL PLACE
2095	1031	1 ROCKWELL PLACE
2096	26	171 ASHLAND PLACE
2096	27	108 DE KALB AVENUE
2096	30	2 ST FELIX STREET
2097	39	1 ST FELIX STREET
2097	41	123 DE KALB AVENUE
2097	42	124 DE KALB AVENUE
2097	43	125 DE KALB AVENUE
2111	1001	1 Hanson Place
2111	1002	1 Hanson Place
2111	1003	1 Hanson Place
2111	1004	1 Hanson Place
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2111	1197	1 Hanson Place
2111	1198	1 Hanson Place
2111	1199	1 Hanson Place
2107	1	99 ROCKWELL PLACE
37	0001	126 ST FELIX STREET
2095	1	57 ROCKWELL PLACE

2107	30	85 ROCKWELL PLACE
2111	15	30 LAFAYETTE AVENUE
2111	11	321 ASHLAND PLACE
174	1	362 SCHERMERHORN STREET