

BROADWAY LEGACY HOUSING FUND COMPANY, INC.

REQUEST FOR PROPOSALS ISSUED JANUARY 19, 2022

OFFICIAL RESPONSES TO QUESTIONS

March 2, 2022

Q1. Are there any old or new environmental reports available for the property? I.e. Phase I Environmental Site Assessment.

BROADWAY LEGACY RESPONSE: Broadway Legacy is not independently aware of any environmental reports for the property.

Q2. Has an ALTA or topographic survey been completed for this site?

BROADWAY LEGACY RESPONSE: Broadway Legacy is not in possession of any ALTA or topographic surveys for the property.

Q3. Were any geotechnical or environmental borings completed for this site?

BROADWAY LEGACY RESPONSE: Soil Mechanics Drilling Corp. performed a subsurface investigation of the property on January 14, 2021. A copy of the Subsurface Investigation, dated January 15, 2021 is available for review upon request.

Q4. Is there a title report available?

BROADWAY LEGACY RESPONSE: Broadway Legacy does not have a title report for the property.

Q5. Are there any underground storage tanks you may know of?

BROADWAY LEGACY RESPONSE: Approximately ten (10) years ago the Church converted from oil to gas heat. There may be an underground storage tank on the property, the size and condition of which is unknown.

Q6. Do you have any other information on prior site uses?

BROADWAY LEGACY RESPONSE: There is a historic designation sign in front of the church noting that it was developed as B'Nai Israel Synagogue in 1921 and was in use as the St. Demetrios Greek Orthodox Church in 1971. The South Nassau Hellenic Community deeded the property to Refuge Church of Chris of Roosevelt, Inc.

The records of the Nassau County Assessor indicate that the balance of the property was utilized as a house and barn that were demolished circa 1970.

Q7. Are utilities available at or on the site?

BROADWAY LEGACY RESPONSE: The Refuge Church of Christ of Roosevelt (the “Church”) has access to basic utilities. Broadway Legacy is not aware whether the Development Site has access to additional utilities.

Q8. The property is zoned Residence Apartments, would you be open to requesting a Golden Age Floating Zone?

BROADWAY LEGACY RESPONSE: The Church is open to exploring any ideas that potential bidders may have that are in furtherance of the Project Objectives identified in the Church’s Request for Proposals, except notes that there appears to be population density restrictions applicable to Golden Age Zones under the Village Code of the Village of Freeport (see Code § 210-291).