

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Division of Environmental Remediation, Office of the Director
625 Broadway, 12th Floor, Albany, New York 12233-7011
P: (518) 402-9706 | F: (518) 402-9020
www.dec.ny.gov

December 22, 2020

37-80 Review 123 LLC
Attn: Joseph Briody
716 South Columbus Avenue
Mount Vernon, NY 10550

Re: Certificate of Completion
Quanta Resources (a.k.a. Review Avenue Development II)
Long Island City, Queens County
Site No. C241005

Dear Mr. Briody:

Congratulations on having satisfactorily completed the remedial program at the Quanta Resources (a.k.a. Review Avenue Development II) site. Enclosed please find an original, signed Certificate of Completion (COC). The New York State Department of Environmental Conservation (Department) is pleased to inform you that the Final Engineering Report is hereby approved, allowing the COC to be issued for the above-referenced site.

Please note that you are required to perform the following tasks:

- If you are the site owner, you must record the Notice of Certificate of Completion in the recording office for the county (or counties) where any portion of the site is located within 30 days of issuance of the COC; or if you are a prospective purchaser of the site, you must record the Notice within 30 days of the date that you acquire the site. If you are a non-owner, you must work with the owner to assure the Notice is recorded within the time frame specified. A standard Notice of Certificate of Completion form is attached to this letter.
- Provide electronic copies of the recorded Notice and proof of recording to the Department's project manager. Please return the hard copy of the proof of recording to:

Kyle Forster, Bureau B
New York State Department of Environmental Conservation
Division of Environmental Remediation
625 Broadway
Albany, NY 12233

- Provide the Notice of Certificate of Completion to the Document Repositories within 10 days of issuance of the COC. The Department will develop a fact sheet announcing the issuance of the COC and describing the institutional and engineering controls (IC/ECs), if any, that are required at the site and distribute it to the County Listserv within 10 days;
- Implement the Department-approved Site Management Plan (SMP) which details the activities necessary to assure the performance, effectiveness, and protectiveness of the remedial program; and you must report the results of these activities to the Department in a Periodic Review Report (PRR) which also includes any required IC/EC Certifications. The site IC/ECs are identified on the attached Site Management Form. The next PRR including the certification of the IC/ECs is due to the Department by April 30, 2021.

If you have any questions regarding any of these items, please contact Kyle Forster at (518) 402-8644 or at kyle.forster@dec.ny.gov.

Sincerely,



Michael J. Ryan, P.E.

Director

Division of Environmental Remediation

Enclosure

ec w/ enclosure:

Craig Coslett – de maximis, Inc., ccoslett@demaximis.com
James Rigano – Rigano LLC, jrigano@riganollc.com
C. Vooris – NYSDOH, christine.vooris@health.ny.gov
S. McLaughlin – NYSDOH, scarlett.mclaughlin@health.ny.gov
S. Selmer – NYSDOH, stephanie.selmer@health.ny.gov
Matt Gokey, matthew.gokey@tax.ny.gov
Paul Takac, paul.takac@tax.ny.gov

ec w/o enc.:

K. Forster
S. Quandt
G. Burke
J. O'Connell
P. Foster
J. Andaloro
K. Lewandowski

NYSDEC BROWNFIELD CLEANUP PROGRAM (BCP)
CERTIFICATE OF COMPLETION

CERTIFICATE HOLDER(S):

Name

37-80 Review 123 LLC

Address

716 South Columbus Avenue, Mount Vernon, NY 10550

BROWNFIELD CLEANUP AGREEMENT:

Application Approval: 9/29/05 **Agreement Execution:** 12/2/05

Agreement Index No.: W2-1076-05-09

Application Approval Amendment: 10/26/20

Agreement Execution Amendment: 10/26/20

Agreement Execution Amendment: 11/20/20

SITE INFORMATION:

Site No.: C241005 **Site Name:** Quanta Resources (a.k.a. Review Avenue Development II)

Site Owner: 37-80 Review 123 LLC

Street Address: 37-80 Review Avenue

Municipality: Long Island City

County: Queens

DEC Region: 2

Site Size: 1.696 Acres

Tax Map Identification Number(s): 312-69

Percentage of site located in an EnZone: 0 - 49 %

A description of the property subject to this Certificate is attached as Exhibit A and a site survey is attached as Exhibit B.

CERTIFICATE ISSUANCE

This Certificate of Completion, hereinafter referred to as the "Certificate," is issued pursuant to Article 27, Title 14 of the New York State Environmental Conservation Law ("ECL").

This Certificate has been issued upon satisfaction of the Commissioner, following review by the Department of the final engineering report and data submitted pursuant to the Brownfield Site Cleanup Agreement, as well as any other relevant information regarding the Site, that the applicable remediation requirements set forth in the ECL have been or will be achieved in accordance with the time frames, if any, established in the remedial work plan.

The remedial program for the Site has achieved a cleanup level that would be consistent with the following categories of uses (actual site use is subject to local zoning requirements):

Allowable Uses under the BCP: Commercial and Industrial

Cleanup Track: Track 4: Restricted use with site-specific soil cleanup objectives

Tax Credit Provisions:

Site Preparation and On-Site Groundwater Remediation Credit Component Rate is 25 %.

Tangible Property Credit at the time of this COC issuance is 0%.

The Remedial Program includes use restrictions or reliance on the long term employment of institutional or engineering controls which are contained in the approved Site Management Plan and an Environmental Easement granted pursuant to ECL Article 71, Title 36 which has been duly recorded in the Recording Office for Queens County as 2015000425625.

LIABILITY LIMITATION

Upon issuance of this Certificate of Completion, and subject to the terms and conditions set forth herein, the Certificate holder(s) shall be entitled to the liability limitation provided in ECL Section 27-1421. The liability limitation shall run with the land, extending to the Certificate holder's successors or assigns through acquisition of title to the Site and to a person who develops or otherwise occupies the Site, subject to certain limitations as set forth in ECL Section 27-1421. The liability limitation shall be subject to all rights reserved to the State by ECL Section 27-1421.2 and any other applicable provision of law.

CERTIFICATE TRANSFERABILITY

This Certificate may be transferred to the Certificate holder's successors or assigns upon transfer or sale of the Site as provided by ECL Section 27-1419.5 and 6NYCRR Part 375-1.9.

CERTIFICATE MODIFICATION/REVOCATION

This Certificate of Completion may be modified or revoked by the Commissioner following notice and an opportunity for a hearing in accordance with ECL Section 27-1419 and 6NYCRR Part 375-1.9(e) upon a finding that:

- (1) either the Applicant or the Applicant's successors or assigns have failed to comply with the terms and conditions of the Brownfield Site Cleanup Agreement;
- (2) the Applicant made a misrepresentation of a material fact tending to demonstrate that it was qualified as a Volunteer;
- (3) either the Applicant or the Applicant's successors or assigns made a misrepresentation of a material fact tending to demonstrate that the cleanup levels identified in the Brownfield Site Cleanup Agreement were reached;
- (4) there is good cause for such modification or revocation;
- (5) either the Applicant or the Applicant's successors or assigns failed to manage the controls or monitoring in full compliance with the terms of the remedial program;
- (6) the terms and conditions of the environmental easement have been intentionally violated or found to be not protective or enforceable.

The Certificate holder(s) (including its successors or assigns) shall have thirty (30) days within which to cure any deficiency or to seek a hearing. If the deficiency is not cured or a request for a hearing is not received within such 30-day period, the Certificate shall be deemed modified or vacated on the 31st day after the Department's notice.

Basil Seggos
Commissioner
New York State Department of Environmental Conservation

By:  Date: 12/22/2020

Michael J. Ryan, P.E., Director
Division of Environmental Remediation

NOTICE OF CERTIFICATE OF COMPLETION
Brownfield Cleanup Program
6 NYCRR Part 375-1.9(d)

Quanta Resources (a.k.a. Review Avenue Development II), Site ID No. C241005
37-80 Review Avenue, Long Island City, NY 11101
Long Island City, Queens County, Tax Map Identification Number: Block 312, Lot 69

PLEASE TAKE NOTICE, the New York State Department of Environmental Conservation (Department) has issued a Certificate of Completion (Certificate) pursuant to Article 27, Title 14 of the New York State Environmental Conservation Law (ECL) to 37-80 Review Avenue 123 LLC for a parcel of approximately 1.696 acres located at 37-80 Review Avenue in Long Island City, Queens County, NY.

PLEASE TAKE NOTICE, the Certificate was issued upon satisfaction of the Commissioner, following review by the Department of the final engineering report and data submitted pursuant to the Brownfield Site Cleanup Agreement, as well as any other relevant information regarding the Site, that the remediation requirements set forth in ECL Article 27, Title 14 have been or will be achieved in accordance with the time frames, if any, established in the remedial work plan.

PLEASE TAKE NOTICE, the remedial program for the Site has achieved a cleanup level that would be consistent with the following categories of uses (actual site use is subject to local zoning requirements):

- Unrestricted Use, as set forth in 6 NYCRR 375-1.8(g)(1)i
- Residential Use, as set forth in 6 NYCRR 375-1.8(g)(2)i.
- Restricted Residential Use, as set forth in 6 NYCRR 375-1.8(g)(2)ii.
- Commercial Use, as set forth in 6 NYCRR 375-1.8(g)(2)iii.
- Industrial Use, as set forth in 6 NYCRR 375-1.8(g)(2)iv.

Further, the use of groundwater is restricted and may not be used, unless treated in accordance with the requirements provided by the New York State Department of Health, or a local County Health Department with jurisdiction in such matters and such is approved by the Department as not inconsistent with the remedy.

PLEASE TAKE NOTICE, since the remedial program relies upon use restrictions or the long term employment of institutional or engineering controls; such institutional or engineering controls are contained in an Environmental Easement granted pursuant to ECL Article 71, Title 36 which has been duly recorded in the Recording Office for Queens County as 2015000425625.

PLEASE TAKE NOTICE, the Environmental Easement requires that the approved site management plan (SMP) for this property be adhered to. The SMP, which may be amended from time to time, may include sampling, monitoring, and/or operating a treatment system on the property, providing certified reports to the NYSDEC, and generally provides for the management of any and all plans and limitations on the property. A copy of the SMP is available upon request by writing to the Department's Division of Environmental Remediation, Site Control Section, 625 Broadway, Albany, New York 12233.

PLEASE TAKE NOTICE, provided that the Environmental Easement, SMP and Certificate are complied with, the Certificate holder(s) shall be entitled to the liability limitation provided in ECL Section 27-1421. The liability limitation shall run with the land, extending to the Certificate holder's successors or assigns through acquisition of title to the Site and to a person who develops or otherwise occupies the Site, subject to certain limitations as set forth in ECL Section 27-1421. The liability limitation shall be subject to all rights reserved to the State by ECL Section 27-1421.2 and any other applicable provision of law.

Review Avenue Development II, C241005, 37-80 Review Ave, Long Island City, NY 11101

PLEASE TAKE NOTICE, any change of use of the site, as defined in 6 NYCRR 375, must be preceded by notice to the Department in accordance with 6 NYCRR 375-1.11(d). A transfer of any or all of the property constitutes a change of use.

PLEASE TAKE NOTICE, the Certificate may be revoked if the Environmental Easement as implemented, if applicable, is not protective or enforceable.

PLEASE TAKE NOTICE, the Certificate may entitle the Certificate holder(s) to tax credits in accordance with Tax Law Sections 21, 22 and 23.

PLEASE TAKE NOTICE, the Certificate may only be transferred to the Certificate holder's successors or assigns upon transfer or sale of the Site as provided by ECL Section 27-1419.5 and 6 NYCRR Part 375-1.9. Failure to comply with the regulatory requirements for transfer **WILL** bar the successors and assigns from the benefits of the Certificate.

PLEASE TAKE NOTICE, the Certificate may be modified or revoked by the Commissioner as set forth in the applicable regulations.

PLEASE TAKE NOTICE, a copy of the Certificate can be reviewed at the NYSDEC's Region 2 office located at 47-40 21st Street, Long Island City, NY, by contacting the Regional Environmental Remediation Engineer, or at <https://www.dec.ny.gov/data/DecDocs/C241005>.

WHEREFORE, the undersigned has signed this Notice of Certificate

37-80 Review 123 LLC

By: _____

Title: _____

Date: _____

STATE OF NEW YORK) SS:
COUNTY OF)

On the _____ day of _____, in the year 20__, before me, the undersigned, personally appeared _____, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

Signature and Office of individual
taking acknowledgment

Please record and return to:
37-80 Review 123 LLC
Attn: Joseph Briody
716 South Columbus Avenue
Mount Vernon, NY 10550

Exhibit A
Site Description

SCHEDULE "A" PROPERTY DESCRIPTION

Legal Description
37-80 Review Avenue
Long Island City, Queens, New York 11101
Block 312, Lot 69

ALL that certain plot, piece or parcel of land, with the building and improvements thereon erected, situate, lying and being in the Borough and County of Queens, City of New York bounded and described as follows:

BEGINNING at a point on the southwesterly side of Review Avenue, distant 721.88 feet southeasterly from the corner formed by the intersection of the southwesterly side of Review Avenue with the southeasterly side of Greenpoint Avenue, said point of beginning being located at the northeasterly corner of land of Van Iderstine Co.;

RUNNING THENCE southeasterly along the southwesterly side of Review Avenue, 203.15 feet to land now or formerly of the Standard Oil Company;

THENCE southwesterly along land now or formerly of the Standard Oil Company and along a line forming an interior angle of 95 degrees 04 minutes 00 seconds with the said side of Review Avenue, 392.74 feet to land of the Long Island Railroad;

THENCE northwesterly along land of the Long Island Railroad, 182.33 to land of Van Iderstine Co.; and

THENCE northeasterly along land of Van Iderstine Co. 383.07 feet to the southwesterly side of Review Avenue at the point or place of BEGINNING, containing 1.696 acres more or less.

TOGETHER with a Right of Way easement to construct, maintain, replace, operate and remove sewer, water and other pipe lines and conduits and other private utilities through and under a strip of land five feet in width out of and along the southeasterly side of the lands of the American Agricultural Chemical Company lying southeast of Greenpoint Avenue and adjoining the lands now or formerly of the Standard Oil Company of New York and extending from the southwesterly side of the Right of Way of the Long Island Railroad Company in a southwesterly direction to the exterior line of bulkhead of The American Agricultural Chemical Company on Newtown Creek; and together with the right to enter upon said Right of Way for the purpose of constructing, operating, maintaining and replacing said pipe lines, such pipe lines not to be laid and maintained less than 2 feet 6 inches below the established grade of land and to be installed and maintained so as not to unreasonably inconvenience The American Agricultural Chemical Company, its successors and assigns, as owner of the lands across which said Right of Way is located.

SAID Right of Way over said five foot strip is, however, subject to the Right of Way 12 feet in width reserved to George P. Piper and Walter D. Douglas, their heirs and assigns, lying southwest of and adjoining the Right of Way of the Long Island Railroad Company, for the use and benefit of the owners and occupants of that property lying northwest of said five foot Right of Way and is also subject to any right and/or title of the City of New York and/or Stat of New York in and to that part of said five foot Right of Way below the original high water line New

Town Creek and to the right of the United States of America and/or State of New York to regulate and change the pierhead and bulkhead lines and to any encroachment of the bulkhead into the waters of Newtown Creek.

TOGETHER with the right to construct, operate, maintain and replace on or near the bulkhead and over said strip of land a fireproof structure or shed not exceeding five feet in width by ten feet in length by ten feet in height, to be used for the installation and storage or pumping equipment which may be used in the operation of said pipe lines; and together with the right to moor or dock vessels, barges or other carriers alongside the bulkhead in front of said five foot strip and to overlap on the bulkhead of The American Agricultural Chemical Company immediately adjoining on the north so far as may be necessary and in such manner as not to unreasonably on convenience The American Agricultural Chemical Company, its successors and assigns, it being understood that such overlapping shall be subordinate of the use of said adjoining bulkhead by The American Agricultural Chemical Company, its successors and assigns.

Exhibit B

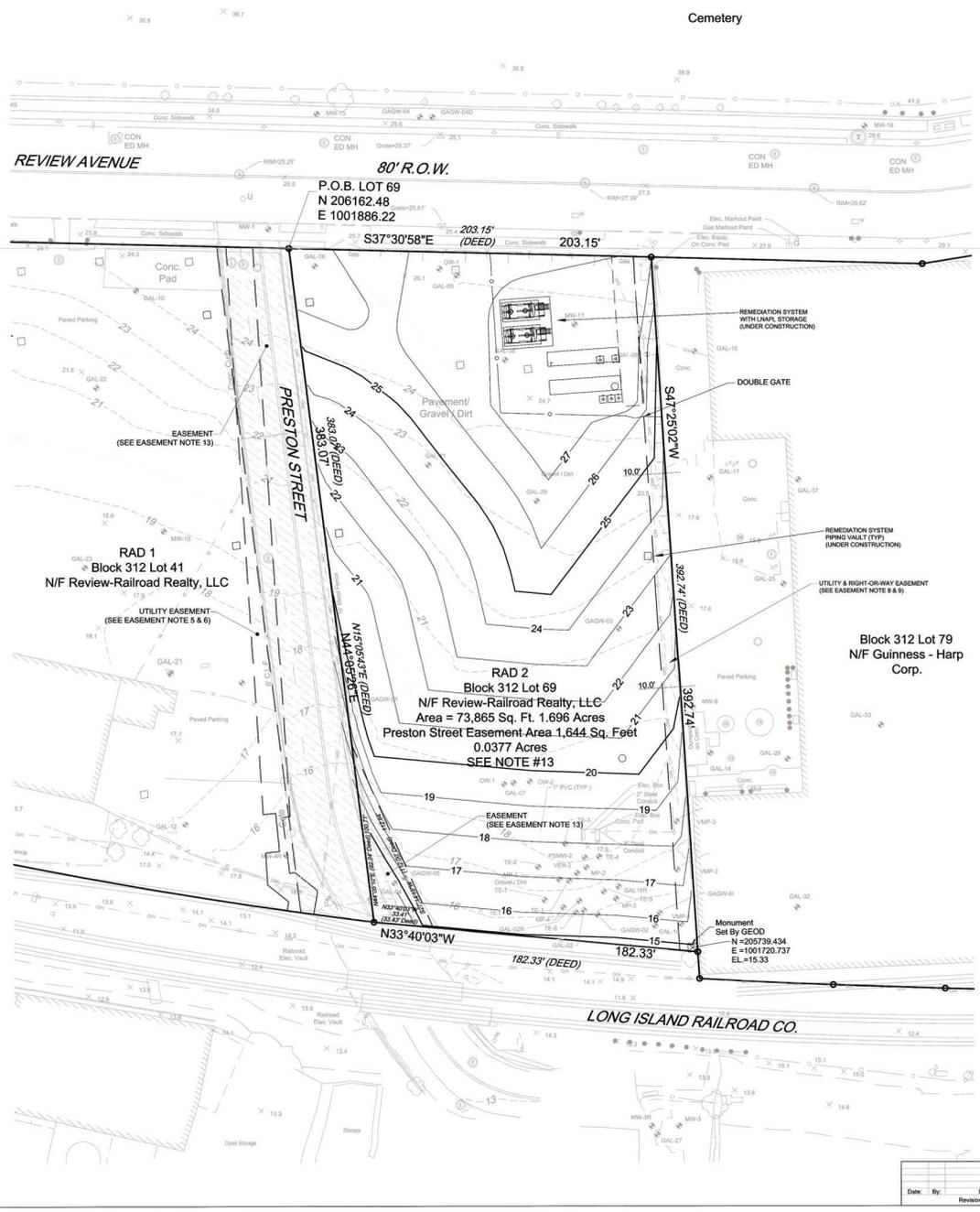
Site Survey

- EXISTING**
- FIRE HYDRANT
 - UNKNOWN VALVE
 - LIGHT POLE
 - UTILITY POLE
 - CATCH BASIN
 - ROUND CATCH BASIN
 - MONITORING WELL
 - PROTECTIVE POST
 - LARGE TREE
 - SMALL TREE
 - Gas VALVE
 - WATER VALVE
 - WATER BOX
 - ELECTRIC MANHOLE
 - RAILROAD SIGNAL
 - SANITARY MANHOLE
 - WATER MANHOLE
 - TELEPHONE MANHOLE
 - UNKNOWN MANHOLE
 - REMEDATION SYSTEM PIPING VAULT (TYP)
- PROPOSED**
- CONTOUR MAJOR
 - CONTOUR MINOR
 - RAILROAD TRACKS
 - PROPERTY LINE
 - ADJACENT PROPERTY LINE
 - JERSEY BARRIER
 - EASEMENT LINE (SEE EASEMENT NOTE 13)
 - CHAIN LINK FENCE
 - OVERHEAD WIRES

- EXISTING**
- CONTOUR MAJOR
 - CONTOUR MINOR
 - RAILROAD TRACKS
 - PROPERTY LINE
 - ADJACENT PROPERTY LINE
 - JERSEY BARRIER
 - EASEMENT LINE (SEE EASEMENT NOTE 13)
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- PROPOSED**
- CONTOUR MAJOR
 - CONTOUR MINOR
 - RAILROAD TRACKS
 - PROPERTY LINE
 - ADJACENT PROPERTY LINE
 - JERSEY BARRIER
 - EASEMENT LINE (SEE EASEMENT NOTE 13)
 - CHAIN LINK FENCE
 - OVERHEAD WIRES

- NOTES**
- HORIZONTAL DATUM IS NORTH AMERICAN DATUM OF 1983 (NAD83) NEW YORK STATE PLANE COORDINATES, LONG ISLAND ZONE 3104; VERTICAL DATUM NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88).
 - ANYTHING SHOWN OUTSIDE THE DEFINED BOUNDARY OF THIS MAP IS FOR DESCRIPTIVE PURPOSES ONLY. THIS IS NOT A VALID, TRUE COPY OF THIS DOCUMENT UNLESS IT BEARS THE ORIGINAL SIGNATURE AND THE RAISED, EMBOSSED SEAL OF THE SURVEYOR NOTED HEREON.
 - THIS SURVEY IS SUBJECT TO ANY EASEMENTS, RESTRICTIONS, OR COVENANTS THAT MAY EXIST. THIS PROPERTY MAY ALSO BE SUBJECT TO VARIOUS UTILITY EASEMENTS (I.E. POWER, TELEPHONE, SANITARY & OTHER SEWER, WATER, GAS, ETC.) THAT WERE NOT NOTICED EITHER IN THE REFERENCE DEEDS OR REFERENCE PLATS ASSOCIATED WITH THIS PROPERTY, ANY UTILITIES SHOWN HEREON ARE BASED ON FIELD SURFACE LOCATIONS, AND WERE NOT VERIFIED AS TO SIZE, DEPTH, MATERIAL, AND CONDITION.
 - DUE TO LACK OF PHYSICAL EVIDENCE (I.E. PROPERTY CORNERS, BENCHMARKS) FOUND DURING FIELD SURVEY, PROPERTY BOUNDARY LINES WERE ESTABLISHED BY SETTING EXISTING RIGHTS-OF-WAY AS DEFINED ON BOROUGHS SECTIONS MAPS BASED UPON PHYSICAL CENTERLINE OF EXISTING ROADWAY.
 - SURVEY IS BASED UPON GPS, RAMP STATIC APPLICATIONS, ALONG WITH CONVENTIONAL SURVEY METHODS. ALL SURVEYS WERE PERFORMED BETWEEN APRIL AND JULY 2011 AND UPDATED DECEMBER 2014.
 - UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 2009, SUB-DIVISION 2 OF THE NEW YORK STATE EDUCATION LAW.
 - THE PUBLIC RECORDS REFERENCED ON THIS MAP ARE ONLY USED FOR THE ESTABLISHMENT OF THE BOUNDARY. A TITLE SEARCH WAS PERFORMED COMMONWEALTH-TITLE INSURANCE COMPANY TITLE NO. NY110454 MAY 23, 2011.
 - MONITORING WELLS SHOWN ARE FROM PLANS, CURRENT FIELD MEASUREMENTS AND OR HISTORICAL FIELD MEASUREMENTS.
 - EASEMENTS DEPicted WITHIN DRAWING BASED UPON DEEDS CONTAINED IN TITLE REPORT AND BEST FIT TO CURRENT PROPERTIES.
 - ALL DISTANCES SHOWN ARE IN U.S. SURVEY FEET.
 - THIS PROPERTY IS SUBJECT TO AN ENVIRONMENTAL EASEMENT HELD BY THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION PURSUANT TO TITLE 36 OF ARTICLE 71 OF THE NEW YORK ENVIRONMENTAL CONSERVATION LAW. THE ENGINEERING AND INSTITUTIONAL CONTROLS FOR THE EASEMENT ARE SET FORTH IN MORE DETAIL IN THE SITE MANAGEMENT PLAN (SMP), A COPY OF THE SMP MUST BE OBTAINED BY ANY PARTY WITH AN INTEREST IN THE PROPERTY. THE SMP MAY BE OBTAINED FROM THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION, DIVISION OF ENVIRONMENTAL REMEDIATION, SITE CONTROL SECTION, 625 BROADWAY, ALBANY, NY 12233, OR AT DERIVED@DEC.NY.GOV.
 - ENVIRONMENTAL EASEMENT AREA ACCESS: THE NYSDERC OR THEIR AGENT MAY ACCESS THE ENVIRONMENTAL EASEMENT AREA AS SHOWN HEREON THROUGH AN EXISTING STREET ACCESS OR BUILDING WALKWAYS ACCESS POINT.
 - METES AND BOUNDS OF THE PARCEL, CONCIDE WITH METES AND BOUNDS OF THE ENVIRONMENTAL EASEMENT AREA OF THE PARCEL AND ENVIRONMENTAL EASEMENT AREA = 73,865 SQ. FT. = 1.696 ACRES
 - PROPOSED REMEDIATION SYSTEM WELL HEAD LOCATIONS NOT SHOWN

- REFERENCES:**
- DEEDS:**
- Block 312 Lot 69, DEED BOOK 1273, PAGE 1488, BLOCK 312 Lot 69, DEED BOOK 1211, PAGE 607;
 - Block 312 Lot 79, DEED BOOK 1178, PAGE 257, BLOCK 312 Lot 79, DEED BOOK 418, PAGE 186;
 - Block 312 Lot 171, DEED BOOK 1283, PAGE 1863, BLOCK 312 Lot 171, DEED BOOK 544, PAGE 586;
 - Block 312 Lot 59, DEED BOOK 1791, PAGE 1528, BLOCK 312 Lot 59, DEED BOOK 2291, PAGE 1332;
 - Block 312 Lot 59A, DEED BOOK 6, PAGE 42, BLOCK 312 Lot 59A, DEED BOOK 179, PAGE 1708;
 - Block 312 Lot 369, DEED BOOK 402B, PAGE 1149, BLOCK 312 Lot 50, DEED BOOK 454, PAGE 206;
 - Block 312 Lot 1392, DEED BOOK 1423, PAGE 1994, BLOCK 312 Lot 362, DEED BOOK 1154, PAGE 56.
- MAPS:**
- MAP ENTITLED "MAP SHOWING STREET SYSTEM FOR THE TERRITORY DESIGNATED AS SECTION 313 OF THE FINAL MAPS OF THE BOROUGHS OF QUEENS DATED NEW YORK, MARCH 15, 1915" INCLUDES MODIFICATIONS ADOPTED BY THE BOARD OF ESTIMATE AND APPOINTMENT PRIOR TO FEB. 15, 1940.
 - MAP ENTITLED "MAP SHOWING STREET SYSTEM FOR THE TERRITORY DESIGNATED AS SECTION 214 OF THE FINAL MAPS OF THE BOROUGHS OF QUEENS DATED NEW YORK, MARCH 17, 1915" INCLUDES MODIFICATIONS ADOPTED BY THE BOARD OF ESTIMATE AND APPOINTMENT PRIOR TO FEB. 23, 1941.
 - MAP ENTITLED "MAP SHOWING STREET SYSTEM FOR THE TERRITORY DESIGNATED AS SECTION 2 OF THE FINAL MAPS OF THE BOROUGHS OF QUEENS DATED NEW YORK, MARCH 30, 1915" INCLUDES MODIFICATIONS ADOPTED BY THE BOARD OF ESTIMATE AND APPOINTMENT PRIOR TO APRIL 26, 1930.
 - MAP ENTITLED "A CHANGE IN THE STREET SYSTEM HERETOFORE LAID OUT ON REVIEW AVENUE DATED MARCH 4 1926 FILED JANUARY 1, 1927" MAP FILED NUMBER 1542.
 - MAP ENTITLED "A CHANGE IN THE STREET SYSTEM HERETOFORE LAID OUT WITHIN THE TERRITORY BOUNDED BY 29TH STREET, REVIEW AVENUE, LAUREL HILL BLVD. AND LIRR IN THE WARD DATED DECEMBER 18TH 1926 FILED AUGUST 9 1930" FILED MAP NUMBER 2100.
 - MAP ENTITLED THE WIDENING OF GREENPOINT AVENUE DATED JULY 25, 1983, FILED SEPTEMBER 5, 1984, MAP FILED NUMBER 4781.
 - MAP ENTITLED "TAX MAP LONG ISLAND CITY, QUEENS, NEW YORK DATED NOVEMBER 17, 2003 SHEET NUMBER 30.
 - MAP ENTITLED "TAX MAP LONG ISLAND CITY, QUEENS, NEW YORK DATED NOVEMBER 17, 2003 SHEET NUMBER 31.
 - PRESTON STREET



- EASEMENTS**
- BLOCK 312 LOT 69 DOC NO. 201103180020040030837 FEB. 5, 2011 DECLARATION OF RESTRICTIONS MADE BY REVIEW-RAILROAD REALTY, LLC.
 - BLOCK 312 LOT 69 DOC NO. 200911200013400100261612 SEPT. 6, 2009 DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS MADE BY 37-80 REVIEW, LLC.
 - BLOCK 312 LOT 69 REEL 402 PAGE 191 MAY 1, 1978 INGRESS AND EGRESS EASEMENT RIGHT TO INSTALL, OPERATE, MAINTAIN AND REPLACE SEWER GAS AND WATER MAIN, TELEPHONE, ELECTRIC LIGHT AND POWER LINES AND OTHER PUBLIC AND PRIVATE UTILITIES MADE BY WALTER R. RAY HOLDING CO., INC. TO TRIPLEX OIL REFINING COMPANY.
 - BLOCK 312 LOT 69 LIBER 3480 PAGE 904, MAY 7, 1931 INGRESS AND EGRESS EASEMENT THE AMERICAN AGRICULTURAL CHEMICAL COMPANY TO TRIPLEX OIL REFINING COMPANY.
 - BLOCK 312 LOTS 61 AND 69 DOC NO. 39121090903001 DATED OCT. 8 2012 "PERPETUAL EASEMENT FOR THE RIGHT OF INGRESS AND EGRESS OF TRUCKS, AUTOMOBILES, COMMERCIAL VEHICLES, PEDESTRIAN TRAFFIC TO AND FROM LANDS NOW OR FORMERLY OWNED BY THE LONG ISLAND RAILROAD AND REVIEW AVENUE."

LEGAL DESCRIPTION AND ENVIRONMENTAL EASEMENT DESCRIPTION FOR LOT 69:

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, WITH THE BUILDING AND IMPROVEMENTS THEREON ERRECTED, SITUATE LYING AND BEING IN THE BOROUGHS AND COUNTY OF QUEENS, CITY OF NEW YORK BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHWESTERLY SIDE OF REVIEW AVENUE, DISTANT 72.18 FEET SOUTHWESTERLY FROM THE CORNER FORMED BY THE INTERSECTION OF THE SOUTHWESTERLY SIDE OF REVIEW AVENUE WITH THE SOUTHWESTERLY SIDE OF GREENPOINT AVENUE, SAID POINT OF BEGINNING BEING LOCATED AT THE NORTHEASTERLY CORNER OF LAND OF VAN DERSTINE CO.;

- RUNNING THENCE SOUTHWESTERLY ALONG THE SOUTHWESTERLY SIDE OF REVIEW AVENUE, 203.15 FEET TO LAND NOW OR FORMERLY OF THE STANDARD OIL COMPANY;
- THENCE SOUTHWESTERLY ALONG LAND NOW OR FORMERLY OF THE STANDARD OIL COMPANY AND ALONG A LINE FORMING AN INTERIOR ANGLE OF 38 DEGREES 34 MINUTES 55 SECONDS WITH THE SAID SIDE OF REVIEW AVENUE, 392.74 FEET TO LAND OF THE LONG ISLAND RAILROAD;
- THENCE NORTHWESTERLY ALONG LAND OF THE LONG ISLAND RAILROAD, 182.33 TO LAND OF VAN DERSTINE CO. AND
- THENCE NORTHWESTERLY ALONG LAND OF VAN DERSTINE CO. 383.07 FEET TO THE SOUTHWESTERLY SIDE OF REVIEW AVENUE AT THE POINT OF PLACE OF BEGINNING, CONTAINING 1.696 ACRES MORE OR LESS.

TOGETHER WITH A RIGHT OF WAY EASEMENT TO CONSTRUCT, MAINTAIN, REPLACE, OPERATE AND REMOVE SEWER, WATER AND OTHER PIPE LINES AND CONDUITS AND OTHER PRIVATE UTILITIES THROUGH AND UNDER A STRIP OF LAND FIVE FEET IN WIDTH OUT OF AND ALONG THE SOUTHWESTERLY SIDE OF THE LANDS OF THE AMERICAN AGRICULTURAL CHEMICAL COMPANY IN A SOUTHWESTERLY DIRECTION TO THE EXTERIOR LINE OF BULKHEAD OF THE AMERICAN AGRICULTURAL CHEMICAL COMPANY ON NEWTON CREEK; AND TOGETHER WITH THE RIGHT TO ENTER UPON SAID RIGHT OF WAY FOR THE PURPOSE OF CONSTRUCTING, OPERATING, MAINTAINING AND REPLACING SAID PIPE LINES, SUCH PIPE LINES NOT TO BE Laid AND MAINTAINED LESS THAN 2 FEET 6 INCHES BELOW THE ESTABLISHED GRADE OF LAND AND TO BE INSTALLED AND MAINTAINED SO AS NOT TO UNREASONABLY INTERFERE WITH THE AMERICAN AGRICULTURAL CHEMICAL COMPANY, ITS SUCCESSORS AND ASSIGNS, AS OWNER OF THE LANDS ACROSS WHICH SAID RIGHT OF WAY IS LOCATED.

SAID RIGHT OF WAY OVER SAID FIVE FOOT STRIP IS, HOWEVER, SUBJECT TO THE RIGHT OF WAY 12 FEET IN WIDTH RESERVED TO GEORGE P. PIPER AND WALTER D. DOUGLAS, THEIR HEIRS AND ASSIGNS, LYING SOUTHWEST OF AND ADJOINING THE RIGHT OF WAY OF THE LONG ISLAND RAILROAD COMPANY, FOR THE USE AND BENEFIT OF THE OWNERS AND OCCUPANTS OF THAT PROPERTY LYING NORTHWEST OF SAID FIVE FOOT RIGHT OF WAY AND IS ALSO SUBJECT TO ANY RIGHT AND/OR TITLE OF THE CITY OF NEW YORK AND/OR STATE OF NEW YORK IN AND TO THAT PART OF SAID FIVE FOOT RIGHT OF WAY BELOW THE ORIGINAL HIGH WATER LINE NEW YORK CREEK AND TO THE RIGHT OF THE UNITED STATES OF AMERICA AND/OR STATE OF NEW YORK TO REGULATE AND CHANGE THE GRADE OF LAND AND TO BE INSTALLED AND MAINTAINED SO AS NOT TO UNREASONABLY INTERFERE WITH THE AMERICAN AGRICULTURAL CHEMICAL COMPANY, ITS SUCCESSORS AND ASSIGNS, AS OWNER OF THE LANDS ACROSS WHICH SAID RIGHT OF WAY IS LOCATED.

TOGETHER WITH THE RIGHT TO CONSTRUCT, OPERATE, MAINTAIN AND REPLACE ON OR NEAR THE BULKHEAD AND OVER SAID STRIP OF LAND A FIREPROOF STRUCTURE OR SHED NOT EXCEEDING FIVE FEET IN WIDTH BY TEN FEET IN HEIGHT BY TEN FEET IN HEIGHT, TO BE USED FOR THE INSTALLATION AND STORAGE OF PUMPING EQUIPMENT WHICH MAY BE USED IN THE OPERATION OF SAID PIPE LINES; AND TOGETHER WITH THE RIGHT OR MOOR OR DOCK VESSELS, BARGES OR OTHER CARRIERS ALONGSIDE THE BULKHEAD OR FRONT OF SAID FIVE FOOT STRIP AND TO OVERLAY ON THE AMERICAN AGRICULTURAL CHEMICAL COMPANY'S BULKHEAD OR FRONT OF SAID FIVE FOOT STRIP ON THE NORTH SO FAR AS MAY BE NECESSARY AND IN SUCH MANNER AS NOT TO UNREASONABLY OR CONVICIENLY THE AMERICAN AGRICULTURAL CHEMICAL COMPANY, ITS SUCCESSORS AND ASSIGNS, IT BEING UNDERSTOOD THAT SUCH OVERLAYING SHALL BE SUBORDINATE OF THE USE OF SAID ADJOINING BULKHEAD BY THE AMERICAN AGRICULTURAL CHEMICAL COMPANY, ITS SUCCESSORS AND ASSIGNS.

GRAPHIC SCALE

1 inch = 30 ft.

PROPERTY SURVEY
Block 312 Lot 69
37-80 REVIEW AVENUE
Long Island City, Queens, N.Y. 11101

PAUL J. EMILIU, JR.
Professional Land Surveyor No. 16007

DATE: 12/29/15
BY: [Signature]



NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
Site Management Form
 12/11/2020



SITE DESCRIPTION

SITE NO. C241005

SITE NAME: Quanta Resources (a.k.a. Review Avenue Development II)

SITE ADDRESS: 37-80 Review Avenue ZIP CODE: 11101

CITY/TOWN: Long Island City

COUNTY: Queens

ALLOWABLE USE: Commercial and Industrial

SITE MANAGEMENT DESCRIPTION

SITE MANAGEMENT PLAN INCLUDES:	YES	NO
IC/EC Certification Plan	■	□
Monitoring Plan	■	□
Operation and Maintenance (O&M) Plan.	■	□

Periodic Review Frequency: once a year

Periodic Review Report Submitted Date: 04/30/2021

Description of Institutional Control

37-80 Review 123 LLC
 716 South Columbus Avenue
37-80 Review Avenue
 Environmental Easement
 Block: 312
 Lot: 69
 Sublot:
 Section:
 Subsection:
 S_B_L Image: 312-69
 IC/EC Plan
 Monitoring Plan
 O&M Plan
 Site Management Plan
 Soil Management Plan

Description of Engineering Control

37-80 Review 123 LLC

716 South Columbus Avenue

37-80 Review Avenue

Environmental Easement

Block: 312

Lot: 69

Sublot:

Section:

Subsection:

S_B_L Image: 312-69

Cover System

Fencing/Access Control

Groundwater Treatment System