

# New York State Department of Environmental Conservation

## Division of Environmental Remediation

Office of the Director, 12th Floor

625 Broadway, Albany, New York 12233-7011

Phone: (518) 402-9706 • Fax: (518) 402-9020

Website: [www.dec.ny.gov](http://www.dec.ny.gov)



Joe Martens  
Commissioner

DEC 30 2011

Mr. Paul Januszewski, President  
Queens West Development Corporation  
633 Third Avenue, 37<sup>th</sup> Floor  
New York NY 10017

Mr. Frederick Harris  
Avalon Riverview North, LLC  
275 Seventh Ave, 25<sup>th</sup> Floor  
New York NY 10001

Re: Certificate of Completion  
Queens West Development Parcel 8  
Long Island City, Queens County, NY  
BCP Site No.: C241087

Dear Messrs. Januszewski and Harris:

Congratulations on having satisfactorily completed the remedial program at the Queens West Development Parcel 8 Site. Enclosed please find an original, signed Certificate of Completion. The New York State Department of Environmental Conservation (Department) is pleased to inform you that the Final Engineering Report is hereby approved, allowing the Certificate of Completion (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 a notice of the COC 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 a notice of the COC 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 of COC is recorded within the time frame specified. A standard notice form is attached to this letter;
- Provide a notice of the COC and a fact sheet describing the institutional and engineering controls (IC/EC) that are required at the site to the Brownfield Site Contact list within 10 days of issuance of the COC;
- 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 first PRR including the certification of the IC/ECs is due to the Department in June 2014; and





- You and your lessees must submit an annual report to the New York State Department of Taxation and Finance within one year and for each of the following eleven years after the execution of the Brownfield Site Cleanup Agreement. The Report must provide the information required by Chapter 390 of the Laws of 2008, Tax Law Section 171-s.

If you have any questions regarding any of these items, please contact Sondra Martinkat at (718) 482-4891.

Sincerely,

Dale A. Desnoyers  
Director

Division of Environmental Remediation

cc:

- S. Bates - NYSDOH
- D. Hettrick - NYSDOH
- Sondra Martinkat
- Jane O'Connell
- Robert Cozzy
- Yvonne Ward – NYSDEC
- Simon Wynn – QWDC ([swynn@empire.state.ny.us](mailto:swynn@empire.state.ny.us))



NYSDEC BROWNFIELD CLEANUP PROGRAM (BCP)

*CERTIFICATE OF COMPLETION*

**CERTIFICATE HOLDER(S):**

<b>Name</b>	<b>Address</b>
Avalon Riverview North, LLC	275 Seventh Ave., 25Th Floor, New York, NY 10001
Queens West Development Corporation	633 Third Avenue, 37Th Floor, New York, NY 10017

**BROWNFIELD CLEANUP AGREEMENT:**

**Application Approval:** 4/2/04 **Agreement Execution:** 6/25/05 **Agreement Index No.:** W2-1059-05-03

**Application Approval Amendment:** 3/5/10 **Agreement Execution Amendment:** 4/6/10

**Application Approval Amendment:** 12/28/11 **Agreement Execution Amendment:** 12/28/11

**SITE INFORMATION**

**Site No.:** C241087 **Site Name:** Queens West (Hunter's Point) Parcel 8

**Site Owner:**

**Street Address:** Center Blvd. and 47th Rd. and 48th Ave.

**Municipality:** Long Island City **County:** Queens **DEC Region:** 2

**Site Size:** 0.736 Acres

**Tax Map Identification Number(s):** 19-21

**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 for Entities Taxable Under Article 9, 9-A, 32, and 33:**

Site Preparation and On-Site Groundwater Remediation Credit Component Rate is 12 %.

Tangible Property Credit Component Rate is 12 %.

**Tax Credit Provisions for Entities Taxable Under Article 22 & S Corporations:**

Site Preparation and On-Site Groundwater Remediation Credit Component Rate is 10 %.

Tangible Property Credit Component Rate is 10 %.

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 2011000326218.

### 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 received within such 30-day period, the Certificate shall be deemed modified or vacated on the 31st day after the Department's notice.

Joseph J. Martens  
Commissioner  
New York State Department of Environmental Conservation

By:

  
Dale A. Desnoyers, Director  
Division of Environmental Remediation

Date: DEC 30 2011

## NOTICE OF CERTIFICATE OF COMPLETION

### Brownfield Cleanup Program

### 6 NYCRR Part 375-1.9(d)

***Queens West Development (Hunter's Point) Parcel 8, Site ID No. C241087***

***Center Blvd between 47<sup>th</sup> Road & 48<sup>th</sup> Avenue, Long Island City, NY***

***Borough and County of Queens Tax Map Identification Number(s): 19-21***

**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 Queens West Development Corporation and Avalon Riverview North LLC for a parcel approximately 0.73 acres located at Center Blvd between 47th Road & 48th Avenue in Long Island City, Queens County.

**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):

- Residential Use, as set forth in 6NYCRR 375-1.8(g)(2)i.
- Restricted Residential Use, as set forth in 6NYCRR 375-1.8(g)(2)ii.
- Commercial Use, as set forth in 6NYCRR 375-1.8(g)(2)iii.
- Industrial Use, as set forth in 6NYCRR 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 2011000326218.

**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.

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

*Queens West Development (Hunter's Point) Parcel 8 Site ID No. C241087  
Center Blvd between 47<sup>th</sup> Road & 48<sup>th</sup> Avenue, Long Island City, NY*

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

**PLEASE TAKE NOTICE**, a copy of the Certificate can be reviewed at the NYSDEC's Region 2 located at 47-40 21<sup>st</sup> Street, Long Island City, NY 11101, by contacting the Regional Environmental Remediation Engineer.

**WHEREFORE**, the undersigned has signed this Notice of Certificate

Queens West Development Corporation

By: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

Avalon Riverview North, 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:**  
Mr. Paul Januszewski, President  
Queens West Development Corp.  
633 Third Avenue, 37<sup>th</sup> Floor  
New York NY 10017

Mr. Frederick Harris  
Avalon Riverview North, LLC  
275 Seventh Ave, 25<sup>th</sup> Floor  
New York NY 10001



NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Site Management Form

12/28/2011



SITE DESCRIPTION

SITE NO. C241087

SITE NAME Queens West (Hunter's Point) Parcel 8

SITE ADDRESS: Center Blvd. and 47th Rd. and 48th Ave. 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	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Monitoring Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Operation and Maintenance (O&M) Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Periodic Review Frequency: once a year	<input checked="" type="checkbox"/>	<input type="checkbox"/>
First Periodic Review Date:		

Description of Institutional Control

Queens West Development Corporation

633 Third Avenue, 37th Floor

Center Blvd./47th Rd. &

Environmental Easement

Block: 19

Lot: 21

Sublot:

Section:

Subsection:

S\_B\_L Image: 19-21

Ground Water Use Restriction

IC/EC Plan

Landuse Restriction

Monitoring Plan

O&M Plan

Site Management Plan

Soil Management Plan

**Description of Engineering Control**

**Queens West Development Corporation**

633 Third Avenue, 37th Floor  
Center Blvd./47th Rd. & 48th Ave.  
Environmental Easement

Block: 19

Lot: 21

Sublot:

Section:

Subsection:

S\_B\_L Image: 19-21  
Vapor Mitigation



NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION  
633 Third Avenue, 37th Floor  
Center Blvd./47th Rd. & 48th Ave.  
Environmental Easement  
Block: 19  
Lot: 21  
Sublot:  
Section:  
Subsection:  
S\_B\_L Image: 19-21  
Vapor Mitigation

**DESCRIPTION OF ENGINEERING CONTROL**

NO.	DESCRIPTION
1	...
2	...
3	...

**Description of individual Controls**

Queens West Development Corporation  
633 Third Avenue, 37th Floor  
Center Blvd./47th Rd. & 48th Ave.  
Environmental Easement  
Block: 19  
Lot: 21  
Sublot:  
Section:  
Subsection:  
S\_B\_L Image: 19-21  
Vapor Mitigation



**SCHEDULE "A" PROPERTY DESCRIPTION**

Address: 4-56 47<sup>th</sup> Road, Queens, NY  
Tax Map: Tax Lot 9021 Block 17 Lot 21

ALL that certain lot, piece or parcel of land, situate, lying and being in the Borough and County of Queens, City and State of New York, bounded and described as follows:

BEGINNING at the corner formed by the intersection of the southerly side of 47<sup>th</sup> Road (formerly Seventh Street) with the westerly side of Center Boulevard, as said boulevard is shown on the City of New York, Borough of Queens, Office of the President Topographical Bureau Map No. 4876 showing a change in the street system, said point also being distant 458.60 feet westerly along the southerly side of said 47<sup>th</sup> Road from the corner formed by the intersection of the said southerly side of said 47<sup>th</sup> Road with the westerly side of 5<sup>th</sup> Street (formerly West Avenue);

THENCE along the westerly side of said Center Boulevard south 6 degrees, 26 minutes, 24.2 seconds west, 198.15 feet;

THENCE still along the westerly side of said Center Boulevard along the arc of a curve bearing to the right having a central angle of 0 degrees, 36 minutes, 12.5 seconds and a radius of 1550 feet, a distance of 16.33 feet;

THENCE south 75 degrees, 17 minutes, 05 seconds west, 121.64 feet to the easterly line of the Commerce Grant to Cyrus M. Warren, 4/30/1890; (Book 47 of Patents Page 43);

THENCE along said Commerce Grant north 14 degrees, 42 minutes, 55 seconds west 199.99 feet to the southerly side of the said 47<sup>th</sup> Road;

THENCE along the said southerly side of 47<sup>th</sup> Road north 75 degrees, 17 minutes, 05 seconds east, 199.12 feet to the point or place of BEGINNING.

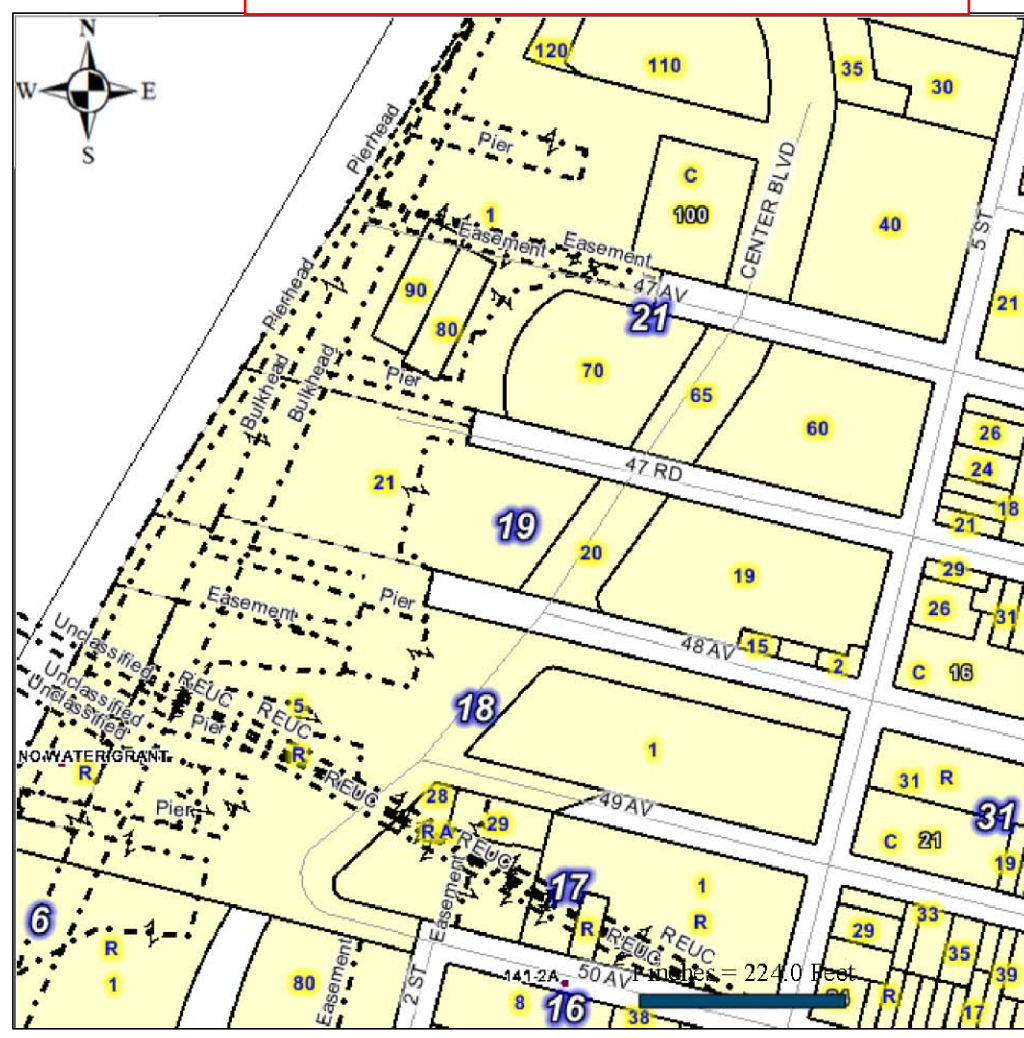
The premises comprises of an area of 32,083 sq. ft. or 0.73652 acre.

Being a portion of that property described in letters patent made by the People of the State of New York dated 12-10-1999 and recorded on 10-04-2000 as Reel 5690 Page 1561.

# ALTA/ACSM LAND TITLE SURVEY

SURVEY NO. 59186-9

59186-9.DWG  
59186-7.CRD



VICINITY MAP  
NOT TO SCALE

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 Environmental Conservation Law.

This property is covered by NYSDEC BCP Site# C241087

### ENGINEERING CONTROLS NOTE:

"The engineering and institutional controls for the Environmental Easement are set forth 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 can be obtained from NYS Department of Environmental Conservation, Division of Environmental Remediation, Site Control Section, 625 Broadway, Albany, NY 12233 or at derweb@gw.dec.state.ny.us".

ENVIRONMENTAL EASEMENT BOUNDARY

### Environmental Easement Description

BCP # C241087  
As described in First American Title Insurance Company Title Report No. 3008-347667

ALL that certain, lot, piece or parcel of land, situate, lying and being in the Borough and County of Queens, City and State of New York, bounded and described as follows:

BEGINNING at the corner formed by the intersection of the southerly side of 47th Road (formerly Seventh Street) with the westerly side of Center Boulevard, as said boulevard is shown on the City of New York, Borough of Queens, Office of the President Topographical Bureau Map No. 4876 showing a change in the street system, said point also being distant 458.60 feet westerly along the southerly side of said 47th Road from the corner formed by the intersection of the said southerly side of said 47th Road with the westerly side of 5th Street (formerly West Avenue);

THENCE along the westerly side of said Center Boulevard south 6 degrees, 26 minutes, 24.2 seconds west, 198.15 feet;

THENCE still along the westerly side of said Center Boulevard along the arc of a curve bearing to the right having a central angle of 0 degrees, 36 minutes, 12.5 second and a radius of 1550 feet, a distance of 16.33 feet;

THENCE south 75 degrees, 17 minutes, 05 seconds west, 121.64 feet to the easterly line of the Commerce Grant to Cyrus M. Warren, 4/30/1890; (Book 47 of Patents Page 43);

THENCE along said Commerce Grant north 14 degrees, 42 minutes, 55 seconds west 199.99 feet to the southerly side of the said 47th Road;

THENCE along the said southerly side of 47th Road north 75 degrees, 17 minutes, 05 seconds east, 199.12 feet to the point or place of BEGINNING.

The premises comprises of an area of 32,083 sq. ft. or 0.73652 acre.

Being a portion of that property described in letters patent made by the People of the State of New York dated 12-10-1999 and recorded on 10-04-2000 as Reel 5690 Page 1561.

### SURVEYOR'S CERTIFICATE

To: The People of the State of New York acting through its Commissioner of the Department of Environmental Conservation, First American Title Insurance Company, Queens West Development Corporation & Avalon Riverview North, LLC.

This is to certify that this map or plot and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2005, and includes Items 2, 3, 4, 7(a)(b)(c), 8, 9, 10, 11(a), 12, 13, 14, 16, 17 and 19 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of New York, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

Date: \_\_\_\_\_

Soled Jalilvand L.S., C.S.  
Registration No. 050236

**FLOOD HAZARD NOTE**  
THE PARCEL SURVEYED IS COMPRISED OF AREAS DESIGNATED AS ZONE AE (EL. 10 NVD 1929) (EL. 7.3 QUEENS DATUM) FEDERAL EMERGENCY MANAGEMENT AGENCY NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 360497 0202 F EFFECTIVE DATE SEPTEMBER 5, 2007

### NOTES:

- BELOW GRADE ENCROACHMENTS AND VAULTS IF ANY NOT LOCATED.
- THERE ARE NO PARKING SPACES ON THE PREMISES.
- THE PREMISES IS SERVED BY GAS, WATER, ELECTRICITY, TELEPHONE AND SANITARY SEWER LINES INSTALLED IN STREET.
- NO EVIDENCE OF THE SITE BEING USED AS SOLID WASTE DUMP.
- THE PREMISES HAS ACCESS TO CENTER BLVD. & 47TH ROAD.

### SPECIAL NOTES:

- STREET LINES SHOWN HEREON AS PER ALTERATION MAP No. 4876
- BEARINGS SHOWN HEREON REFER TO QUEENS TOPO. BUREAU MERIDIAN

### GENERAL NOTES

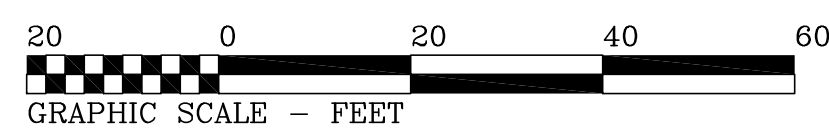
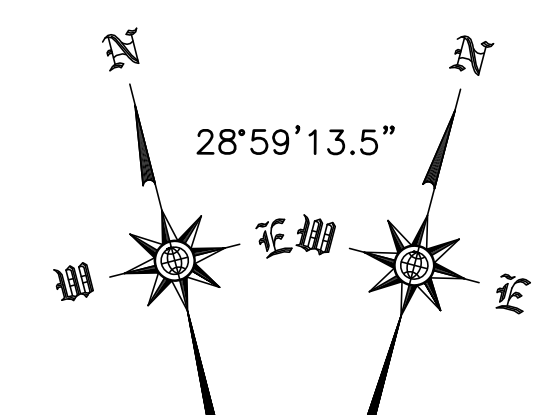
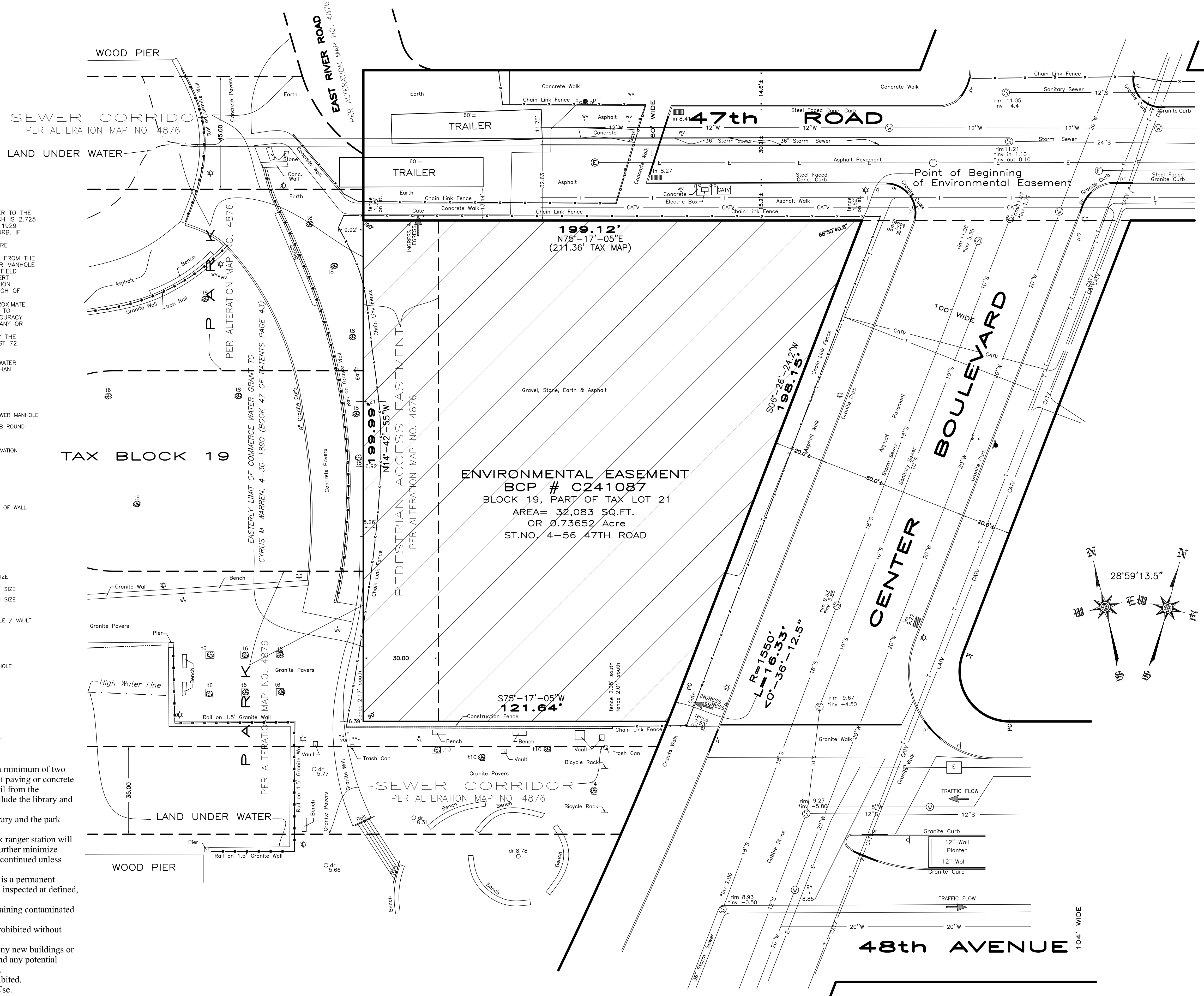
- ELEVATIONS AND ESTABLISHED GRADES SHOWN HEREON REFER TO THE BOROUGH OF QUEENS SEWER DEPARTMENT RECORDS: SEWER MANHOLE RIM AND INVERT ELEVATIONS SHOWN HEREON OBTAINED BY FIELD MEASUREMENTS UNLESS INDICATED (\*) WHICH DENOTES INVERT UNOBTAINABLE OR MANHOLE NOT FOUND IN FIELD. INFORMATION SHOWN IN THIS MANNER IS AS OBTAINED FROM THE BOROUGH OF QUEENS SEWER DEPARTMENT RECORDS.
- LOCATIONS OF ALL UTILITIES AND SUBSTRUCTURES ARE APPROXIMATE ONLY. THE INFORMATION GIVEN ON THE SURVEY PERTAINING TO UTILITIES AND SUBSTRUCTURES IS NOT CERTIFIED AS TO ACCURACY OR COMPLETENESS. CONSULT WITH THE APPROPRIATE COMPANY OR AGENCY BEFORE DESIGNING IMPROVEMENTS.
- THE OWNER, CONTRACTOR AND/OR HIS AGENTS MUST NOTIFY THE APPROPRIATE UTILITY COMPANIES AND/OR AGENCIES AT LEAST 72 HOURS PRIOR TO ANY CONSTRUCTION IN ACCORDANCE WITH INDUSTRIAL CODE RULE 75.3.
- NO EVIDENCE OF EXISTING STREAMS, CREEKS, DITCHES OR WATER COURSES ON/OR CROSSING PROPERTY SURVEYED, OTHER THAN THOSE SHOWN.

### LEGEND

ASPH.....ASPHALT	RET.....RETAINING
BK.....BRICK	RIM.....RIM ELEVATION SEWER MANHOLE
BSMT.....BASEMENT	SFCR.....STEEL FACED CURB ROUND
CC.....CURB CUT	STY.....STORY
CCR.....CONCRETE CURB ROUND	TB.....TOP OF BANK ELEVATION
CD.....CELLAR DOOR	TL.....TRAFFIC LIGHT
CLF.....CHAIN LINK FENCE	TEL.....TELEPHONE
CO.....CATCH BASIN CLEAN OUT	TP.....TREE PIT
CONC.....CONCRETE	TS.....TRAFFIC SIGN
CRF.....CHAIN ROPE FENCE	TW.....ELEVATION AT TOP OF WALL
CWA.....CELLAR WINDOW AREA	UP.....UTILITY POLE
DR.....DRAIN	VU.....VALVE UNKNOWN
EL.....ELEVATION	VLTU.....VAULT UNKNOWN
FAB.....FIRE ALARM BOX	VP.....VENT PIPE
FC.....FILL CAP	WV.....WATER VALVE
FL EL.....FLOOR ELEVATION	12".....GAS MAIN WITH SIZE
GP.....GUARD POLE	12".....SEWER MAIN WITH SIZE
GV.....GAS VALVE	12".....WATER MAIN WITH SIZE
IF.....IRON FENCE	CB.....CATCH BASIN
INL.....CATCH BASIN INLET ELEVATION	EM.....ELECTRIC MANHOLE / VAULT
INV.....SEWER INVERT ELEVATION	FM.....FIRE MANHOLE
LP.....LIGHT POLE	GM.....GAS MANHOLE
MB.....MAIL BOX	SM.....SEWER MANHOLE
MFU.....UNKNOWN MANHOLE	TM.....TELEPHONE MANHOLE
OF.....OIL FILL	WM.....WATER MANHOLE
OHV.....OVERHEAD WIRES	TV.....TRAFFIC VAULT
P.....POLE	HY.....HYDRANT
PAVT.....PAVEMENT	TTB.....TREE WITH SIZE
PM.....PARKING METER	BH.....BORING HOLE
PMULT.....POLE, MULTIPLE USAGE	MO.....MONITORING WELL
PR.....PEDESTRIAN RAMP	

### ENGINEERING / INSTITUTIONAL CONTROLS

- Soil Cover System** - This cover system is comprised of a minimum of two feet of NYSDEC-approved fill and/or six inches of asphalt paving or concrete underlain by a demarcation layer to delineate the cover soil from the subsurface soil. The final composite cover system will include the library and park ranger station foundations.
- Vapor Barrier** - Vapor barriers will underlie both the library and the park ranger station.
- Sub-Slab Depressurization System** - The library and park ranger station will have an active SSDS below the vapor barrier in order to further minimize potential vapor intrusion. The active SSDS will not be discontinued unless prior written approval is granted by the NYSDEC
- Composite Cover System** - The composite cover system is a permanent control and the quality and integrity of this system will be inspected at defined, regular intervals in perpetuity.
- All future activities on the property that will disturb remaining contaminated material must be conducted in accordance with the SMP.
- The use of the groundwater underlying the property is prohibited without treatment rendering it safe for intended use.
- The potential for vapor intrusion must be evaluated for any new buildings or extensions to the proposed library or park ranger station and any potential impacts that are identified must be monitored or mitigated.
- Vegetable gardens and farming on the property are prohibited.
- Commercial Use - The site is restricted to Commercial Use.



0 2.4 4.8 7.2 9.6M  
1 CM = 2.4 M

SCALE: 1" = 20'

REV	DATE	DESCRIPTION	ck
4-01-11	A	ALTA/ACSM LAND TITLE SURVEY	

UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY IS A VIOLATION OF SECTION 7008 OF THE NEW YORK STATE EDUCATION LAW  
ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S SEAL OR HIS EMPLOYER'S SEAL SHALL BE CONSIDERED TO BE VALID THIS COPIES  
CERTIFICATIONS INDICATED HEREON SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENT AGENCY AND LENDING INSTITUTION LISTED HEREON AND THE AGENTS OF THE LENDING INSTITUTION. CERTIFICATIONS ARE NOT TRANSFERABLE TO SUBSTITUTIONAL INSTITUTIONS OR SUBSEQUENT OWNERS

**MONTROSE**  
SURVEYING CO., LLP.  
CITY & LAND SURVEYORS  
116 20 METROPOLITAN AVE. • RICHMOND HILL, NY 11418-1090 • (718) 849-0600  
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CITY OF NEW YORK  
COUNTY OF QUEENS  
TAX BLOCK 19  
PART OF TAX LOT 21  
4-56 47TH ROAD  
LONG ISLAND CITY 11101  
BCP SITE # C241087

ESTABLISHED 1876 • SUCCESSOR TO:  
B.G. MENNEMEN C.S.\*C.U. POWELL C.E.\*C.L. SMITH C.S.\*NATHAN CAMPBELL C.E.\*S.\*U. WHITSON C.E.\*C.\*  
WILLIAM L. SAVACOL C.E.L.S.\*C.\*U. WHITSON INC. C.E.\*C.\*S.\*G. WEBER L.S.\*C.\*C. STODOLPH R.A.L.S.\*WHITSON & POWELL INC. P.E.L.S.\*C.\*MELLER & POWELL P.E.L.S.\*C.\*MOUTS MONTROSE C.E.L.S.\*C.\*FRED J. POWELL P.E.L.S.\*C.\*