

New York State Department of Environmental Conservation

Division of Environmental Remediation

Office of the Director, 12th Floor

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Joe Martens
Commissioner

AUG 30 2013

UFI, Inc.
173 Foster Avenue
Valley Stream, NY 11580

Union Jamaica LLC
Union Jamaica Commercial LLC
Richmond Hill Housing Limited Partnership
Richmond Hill Housing GP LLC
Richmond Hill Housing 2 Limited Partnership
Richmond Hill Housing 2 GP LLC
Hillside Jamaica LLC
15 Verbena Avenue, Suite 100
Floral Park, NY 11001

Re: Revised Certificate of Completion
Site No.: C241103
Site Name: Uniforms for Industry
BCA No.: A2-0585-0307A

Dear Applicants:

As requested, enclosed is a revised Brownfield Cleanup Program (BCP) Certificate of Completion (COC). The revised document incorporates the correct tax credit percentages for the project based on the 2008 amendments to the BCP, as set forth in the Brownfield Cleanup Agreement.

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.

If you have any further questions please contact Ben Conlon at 518-402-8556.

Sincerely,

Robert W. Schick, P.E., Director
Division of Environmental Remediation

cc: C. Sosik, EBC (csosik2@optonline.net)
K. Anders/ B. Callaghan, DOH
R. Lee, DEC
J. Moras, DEC
R. Cozzy, DEC
J. O'Connell, DEC
B. Conlon, DEC
A. Guglielmi, DEC
R. Rusinko, DEC

NYSDEC BROWNFIELD CLEANUP PROGRAM (BCP)
CERTIFICATE OF COMPLETION

CERTIFICATE HOLDER(S):

Name	Address
Hillside Jamaica LLC	15 Verbena Avenue, Suite 100, Floral Park, NY 11001
Richmond Hill Housing 2 GP LLC	15 Verbena Avenue, Suite 100, Floral Park, NY 11001
Richmond Hill Housing 2 Limited Partnership	15 Verbena Avenue, Floral Park, NY 11001
UFI, Inc.	173 Foster Avenue, Valley Stream, NY 11580
Richmond Hill Housing GP LLC	15 Verbena Avenue, Suite 100, Floral Park, NY 11001
Richmond Hill Housing Limited Partnership	15 Verbena Avenue, Suite 100, Floral Park, NY 11001
Union Jamaica Commercial LLC	15 Verbena Avenue, Suite 100, Floral Park, NY 11001
Union Jamaica LLC	15 Verbena Avenue, Suite 100, Floral Park, NY 11001

BROWNFIELD CLEANUP AGREEMENT:

Application Approval: 4/30/07 **Agreement Execution:** 6/13/07 **Agreement Index No.:** A2-0585-0307A

Application Approval Amendment: 1/15/10

Agreement Execution Amendment: 2/11/10

Application Approval Amendment: 1/24/11

Agreement Execution Amendment: 1/21/11

SITE INFORMATION

Site No.: C241103 **Site Name:** Uniforms for Industry

Site Owner: Union Jamaica Housing Development Fund Corp., Richmond Hill Housing Limited Partnership, Hillside
Jamaica Housing Development Fund, Corp., Richmond Hill Housing 2 Limited Partnership

Street Address: 129-09 Jamaica Avenue

Municipality: Richmond Hill **County:** Queens **DEC Region:** 2

Site Size: 1.720 Acres

Tax Map Identification Number(s): 40-9281-44, 40-9281-46

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: Restricted-Residential, 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 28 %.

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 28 %.

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 CRFN 2013000052231.

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:



Robert W. Schick, P.E., Director
Division of Environmental Remediation

Date:

December 31, 2012