Site Code: C241146

BROWNFIELD CLEANUP PROGRAM (BCP) APPLICATION TO AMEND BROWNFIELD CLEANUP AGREEMENT AND AMENDMENT

Please refer to the attached instructions for guidance on completing this application.

Submission of a full BCP application will be required should this application be determined to be a major amendment. If the amendment seeks to add or subtract more than an insignificant acreage of property to the BCA, applicants are encouraged to consult with the DEC project team prior to submitting this application.

PART I. BROWNFIELD CLEANUP AGREEMENT AMENDMENT APPLICATION

1. Check the appropriate box(es) below based on the nature of the amendment modification(s) requested:

☑ Amendment to modify the existing BCA (check one or more boxes below):

- ☑ Add applicant(s)
- ☐ Substitute applicant(s)
- ☐ Remove applicant(s)
- ☐ Change in name of applicant(s)

☐ Amendment to reflect a transfer of title to all or part of the brownfield site:

a. A copy of the recorded deed must be provided. Is this attached? Yes ◯ No ◯

b. ☐ Change in ownership ☐ Additional owner (such as a beneficial owner)

c. Pursuant to 6 NYCRR Part 375-1.11(d), a Change of Use form should have been submitted prior to a transfer of ownership. If this has not yet been submitted, include the form with this application. Is this form attached? Yes ◯ No ◯ Submitted on: _____

☑ Amendment to modify description of the property(ies) listed in the existing BCA

☑ Amendment to expand or reduce property boundaries of the property(ies) listed in the existing BCA

☐ Sites in Bronx, Kings, New York, Queens or Richmond Counties ONLY: amendment to request determination that the site is eligible for tangible property credit component of the brownfield redevelopment tax credit.

☐ Other (explain in detail below)

2. REQUIRED: Please provide a brief narrative describing the specific requests included in this amendment:

The purpose of this BCA Application to Amend is as follows:

1. Add two (2) new Volunteers, "WILLETS POINT PHASE I OWNER, LLC" and "WILLETS POINT PHASE I LIHTC OWNER, L.P." (collectively the "New Volunteers"). Both New Volunteers are affiliates of an Existing Volunteer, Queens Development Group, LLC. Please see Attachment A for the following: corporate resolutions; list of LLC members; NYSDOS printouts; proof of site access; and Volunteers' statement. Please note, DEC accepted proof of site access in the BCP Application for all five (5) Existing Volunteers in the form of a 01/24/2013 site access letter from the Site owner, which only referenced Existing Volunteer, Queens Development Group, LLC. In keeping with this practice, the same access letter is attached hereto as proof of site access for the New Volunteers, which as noted above are affiliates of an Existing Volunteer, Queens Development Group, LLC.
2. Correct the description of the Site to reflect changes in the NYCDOF tax maps for the blocks and lots comprising the Site. Please note, this correction does not alter the acreage or dimensions of the Site, but instead brings the BCA's description of the Site in conformity with the current tax map block and lot numbering. Please see Attachment B for the following: Site description from the BCA, as modified by the June 30, 2014 Amendment ("First Amendment"); the present-day tax map; and an overlay comparison of the block and lot lines as they existed at the time of the First Amendment and as they exist present-day.
3. Remove a portion of Block 1833, Lot 143 from the Site. As indicated in the Encroachment Area Site Plan contained in Attachment C, the operators of the off-Site adjoining Lot 165 have constructed encroaching structures onto the northern portion of on-Site Lot 143. Given the Volunteers' and Site Owner's inability to implement remedial measures within this encroachment, Volunteers seek to remove this 0.019-acre (832 sq. ft.) encroachment area from the BCP Site.
4. Correct the description of the Site's acreage from 23.5 acres to 22.868 acres. The original BCA listed the Site acreage at 17.9 acres. The First Amendment increased the Site acreage by 5.6 acres, for a total of 23.5 acres. These acreages were generated based upon the NYCDOF tax maps' estimated lot acreages. Volunteers accurately measured the Site's actual acreage at 22.887 acres in their June 1, 2023 EE Survey (see Note 10 thereto), attached as Attachment D. Removing the 0.019-acre encroachment area (discussed above) yields a final, total Site acreage of 22.868.

SECTION I: CURRENT AGREEMENT INFORMATION *This section must be completed in full. Attach additional pages as necessary.*	
BCP SITE NAME: Willets Point Development	BCP SITE CODE: C241146
NAME OF CURRENT APPLICANT(S): Queens Development Group, LLC, et al. (see continuation sheet)	
INDEX NUMBER OF AGREEMENT: C241146-10-13	DATE OF ORIGINAL AGREEMENT: 12/16/2013

SECTION II: NEW REQUESTOR INFORMATION *Complete this section only if adding new requestor(s) or the name of an existing requestor has changed.*			
NAME: WILLETS POINT PHASE I OWNER, LLC			
ADDRESS: 30 Hudson Yards, 72nd Floor			
CITY/TOWN: New York, New York		ZIP CODE: 10001	
PHONE: (212) 801-1000	EMAIL: Ggoldstein@related.com		
REQUESTOR CONTACT: Glenn Goldstein			
ADDRESS: 30 Hudson Yards, 72nd Floor			
CITY/TOWN: New York, New York		ZIP CODE: 10001	
PHONE: (212) 801-1000	EMAIL: Ggoldstein@related.com		
REQUESTOR'S CONSULTANT: Langan Engineering	CONTACT: Gerry Nicholls, PE, CHMM		
ADDRESS: 360 West 31st Street, 8th Floor			
CITY/TOWN: New York		ZIP CODE: 10001-2727	
PHONE: (212) 479-5559	EMAIL: gnicholls@Langan.com		
REQUESTOR'S ATTORNEY: Sive, Paget & Riesel, P.C.	CONTACT: Aaron Goldman		
ADDRESS: 560 Lexington Avenue, 15th Floor			
CITY/TOWN: New York		ZIP CODE: 10022	
PHONE: 646-378-7292	EMAIL: agoldman@sprlaw.com		

		Y	N
1.	Is the requestor authorized to conduct business in New York State?	●	○
2.	If the requestor is a corporation, LLC, LLP, or other entity requiring authorization from the NYS Department of State (NYSDOS) to conduct business in NYS, the requestor's name must appear exactly as given above in the NYSDOS Corporation & Business Entity Database. A print-out of entity information from the NYSDOS database must be submitted with this application. Is this print-out attached?	●	○
3.	Requestor must submit proof that the party signing this application and amendment has the authority to bind the requestor. This would be documentation showing the authority to bind the requestor in the form of corporate organizational papers, a Corporate Resolution or an Operating Agreement or Resolution for an LLC. Is this proof attached?	●	○
4.	If the requestor is an LLC, the names of the members/owners must be provided. Is this information attached? **N/A** ○	●	○

5. Describe the new requestor's relationship to all existing applicants:

Existing Volunteer, Queens Development Group, LLC, is the sole member of Willets Point Phase I Owner, LLC.

SECTION I: CURRENT AGREEMENT INFORMATION *This section must be completed in full. Attach additional pages as necessary.*	
BCP SITE NAME: Willets Point Development	BCP SITE CODE: C241146
NAME OF CURRENT APPLICANT(S): Queens Development Group, LLC, et al. (see continuation sheet)	
INDEX NUMBER OF AGREEMENT: C241146-10-13	DATE OF ORIGINAL AGREEMENT: 12/16/2013

SECTION II: NEW REQUESTOR INFORMATION *Complete this section only if adding new requestor(s) or the name of an existing requestor has changed.*			
NAME: WILLETS POINT PHASE I LIHTC OWNER, L.P.			
ADDRESS: 30 Hudson Yards, 72nd Floor			
CITY/TOWN: New York, New York		ZIP CODE: 10001	
PHONE: (212) 801-1000	EMAIL: Ggoldstein@related.com		
REQUESTOR CONTACT: Glenn Goldstein			
ADDRESS: 30 Hudson Yards, 72nd Floor			
CITY/TOWN: New York, New York		ZIP CODE: 10001	
PHONE: (212) 801-1000	EMAIL: Ggoldstein@related.com		
REQUESTOR'S CONSULTANT: Langan Engineering	CONTACT: Gerry Nicholls, PE, CHMM		
ADDRESS: 360 West 31st Street, 8th Floor			
CITY/TOWN: New York		ZIP CODE: 10001-2727	
PHONE: (212) 479-5559	EMAIL: gnicholls@Langan.com		
REQUESTOR'S ATTORNEY: Sive, Paget & Riesel, P.C.	CONTACT: Aaron Goldman		
ADDRESS: 560 Lexington Avenue, 15th Floor			
CITY/TOWN: New York		ZIP CODE: 10022	
PHONE: 646-378-7292	EMAIL: agoldman@sprlaw.com		

		Y	N
1.	Is the requestor authorized to conduct business in New York State?	●	○
2.	If the requestor is a corporation, LLC, LLP, or other entity requiring authorization from the NYS Department of State (NYSDOS) to conduct business in NYS, the requestor's name must appear exactly as given above in the NYSDOS Corporation & Business Entity Database. A print-out of entity information from the NYSDOS database must be submitted with this application. Is this print-out attached?	●	○
3.	Requestor must submit proof that the party signing this application and amendment has the authority to bind the requestor. This would be documentation showing the authority to bind the requestor in the form of corporate organizational papers, a Corporate Resolution or an Operating Agreement or Resolution for an LLC. Is this proof attached?	●	○
4.	If the requestor is an LLC, the names of the members/owners must be provided. Is this information attached? **N/A** ●	○	○

5. Describe the new requestor's relationship to all existing applicants:

Existing Volunteer, Queens Development Group, LLC, is the manging partner of Willets Point Phase I LIHTC Owner, L.P.

Continuation Sheet

Referenced in Part I, Section I of the Current Agreement Information and Part II of the Existing Agreement Information

1. Queens Development Group, LLC
2. QDG Hotel Partners, LLC
3. QDG 126th Street Partners, LLC
4. QDG Parking Partners, LLC
5. QDG Retail Partners, LLC

SECTION III: CURRENT PROPERTY OWNER/OPERATOR INFORMATION *Complete this section only if a transfer of ownership has taken place. Attach additional pages if necessary.*			
Owner listed below is: ☐ Existing Applicant ☐ New Applicant ☐ Non-Applicant			
OWNER'S NAME:		CONTACT:	
ADDRESS:			
CITY/TOWN:		ZIP CODE:	
PHONE:	EMAIL:		
OPERATOR:		CONTACT:	
ADDRESS:			
CITY/TOWN:		ZIP CODE:	
PHONE:	EMAIL:		

SECTION IV: NEW REQUESTOR ELIGIBILITY INFORMATION
Complete this section only if adding new requestor(s). Attach additional pages if necessary.

If answering "yes" to any of the following questions, please provide additional information as an attachment. Please refer to ECL § 27-1407 for details.

WILLETS POINT PHASE I OWNER, LLC and WILLETS POINT PHASE I LIHTC OWNER, L.P.	Y	N
1. Are any enforcement actions pending against the requestor regarding this site?	○	◉
2. Is the requestor presently subject to an existing order for the investigation, removal or remediation relating to contamination at the site?	○	◉
3. Is the requestor subject to an outstanding claim by the Spill Fund for the site? Any questions regarding whether a party is subject to a spill claim should be discussed with the Spill Fund Administrator.	○	◉
4. Has the requestor been determined in an administrative, civil or criminal proceeding to be in violation of (i) any provision of the subject law; (ii) any order or determination; (iii) any regulation implementing ECL Article 27 Title 14; or (iv) any similar statute or regulation of the state or federal government? If so, provide additional information as an attachment.	○	◉
5. Has the requestor previously been denied entry to the BCP? If so, include information relative to the application, such as site name, address, DEC site number, reason for denial, and any other relevant information.	○	◉
6. Has the requestor been found in a civil proceeding to have committed a negligent or intentionally tortious act involving the handling, storing, treating, disposing or transporting or contaminants?	○	◉
7. Has the requestor been convicted of a criminal offense (i) involving the handling, storing, treating, disposing or transporting of contaminants; or (ii) that involves a violent felony, fraud, bribery, perjury, theft, or offense against public administration (as that term is used in Article 195 of the Penal Law) under federal law or the laws of any state?	○	◉
8. Has the requestor knowingly falsified statements or concealed material facts in any matter within the jurisdiction of the Department, or submitted a false statement or made use of or made a false statement in connection with any document or application submitted to the Department?	○	◉

SECTION IV: NEW REQUESTOR ELIGIBILITY INFORMATION (continued)	Y	N
9. Is the requestor an individual or entity of the type set forth in ECL 27-1407.9(f) that committed an act or failed to act, and such act or failure to act could be the basis for denial of a BCP application?	○	◉
10. Was the requestor's participation in any remedial program under DEC's oversight terminated by DEC or by a court for failure to substantially comply with an agreement or order?	○	◉
11. Are there any unregistered bulk storage tanks on-site which require registration?	○	◉

12. THE NEW REQUESTOR MUST CERTIFY THAT IT IS EITHER A PARTICIPANT OR VOLUNTEER IN ACCORDANCE WITH ECL § 27-1405(1) BY CHECKING ONE OF THE BOXES BELOW:

☐ PARTICIPANT	☑ VOLUNTEER
A requestor who either (1) was the owner of the site at the time of the disposal of contamination or (2) is otherwise a person responsible for the contamination, unless the liability arises solely as a result of ownership, operation of or involvement with the site subsequent to the disposal of contamination.	A requestor other than a participant, including a requestor whose liability arises solely as a result of ownership, operation of or involvement with the site subsequent to the disposal of a hazardous waste or discharge of petroleum. NOTE: By checking this box, a requestor whose liability arises solely as a result of ownership, operation of or involvement with the site certifies that they have exercised appropriate care with respect to the hazardous waste found at the facility by taking reasonable steps to: (i) stop any continuing discharge; (ii) prevent any threatened future release; (iii) prevent or limit human, environmental or natural resource exposure to any previously released hazardous waste. **If a requestor's liability arises solely as a result of ownership, operation of or involvement with the site, they must submit a statement describing why they should be considered a volunteer – be specific as to the appropriate care taken.**

	N/A	Y	N
13. If the requestor is a volunteer, is a statement describing why the requestor should be considered a volunteer attached?	○	◉	○

14. Requestor's relationship to the property (check all that apply):

☐ Prior Owner ☐ Current Owner ☐ Potential/Future Purchaser ☑ Other: Affiliates of existing Volunteer Queens Development Group, LLC

	N/A	Y	N
15. If the requestor is not the current site owner, proof of site access sufficient to complete the remediation must be submitted. Proof must show that the requestor will have access to the property before being added to the BCA and throughout the BCP project, including the ability to place an easement on the site. Is this proof attached?	○	◉	○

Site Code: C241146

SECTION V: PROPERTY DESCRIPTION AND REQUESTED CHANGES

Complete this section only if property is being added to or removed from the site, a lot merger or other change to site SBL(s) has occurred, or if modifying the site address for any reason.

1. Property information on current agreement (as modified by any previous amendments, if applicable):

ADDRESS: 126th St./Willets Point Blvd.

CITY/TOWN Queens | ZIP CODE: 11368

CURRENT PROPERTY INFORMATION | TOTAL ACREAGE OF CURRENT SITE: 23.5

PARCEL ADDRESS	SECTION	BLOCK	LOT	ACREAGE

See Continuation Sheet

2. Requested change (check appropriate boxes below):

☐ a. Addition of property (may require additional citizen participation depending on the nature of the expansion – see instructions)

PARCELS ADDED:

PARCEL ADDRESS	SECTION	BLOCK	LOT	ACREAGE

TOTAL ACREAGE TO BE ADDED: _____

☑ b. Reduction of ~~property~~ Site Acreage

PARCELS REMOVED:

PARCEL ADDRESS	SECTION	BLOCK	LOT	ACREAGE

See Continuation Sheet

Total Acreage Correction & Removal ~~TOTAL ACREAGE TO BE REMOVED~~: 0.632

☑ c. Change to SBL (e.g., lot merge, subdivision, address change)

NEW PROPERTY INFORMATION:

PARCEL ADDRESS	SECTION	BLOCK	LOT	ACREAGE

See Continuation Sheet

3. TOTAL REVISED SITE ACREAGE: 22.868

4. For all changes requested in this section, documentation must be provided. Required attachments are listed in the application instructions. Is the required documentation attached? Y ◉ N ○

CONTINUATION SHEET

Section V, Item 1 – Property Information on Current BCA (as modified by any previous amendments)

Section No.	Block (2014)	Lot (2014)	Acreage
Queens (4)	1820	9	Not listed on current BCA
Queens (4)	1820	18	Not listed on current BCA
Queens (4)	1822	17	Not listed on current BCA
Queens (4)	1823	19	Not listed on current BCA
Queens (4)	1823	20	Not listed on current BCA
Queens (4)	1823	21	Not listed on current BCA
Queens (4)	1823	23	Not listed on current BCA
Queens (4)	1823	26	Not listed on current BCA
Queens (4)	1823	28	Not listed on current BCA
Queens (4)	1823	55	Not listed on current BCA
Queens (4)	1823	52	Not listed on current BCA
Queens (4)	1823	47	Not listed on current BCA
Queens (4)	1823	44	Not listed on current BCA
Queens (4)	1823	40	Not listed on current BCA
Queens (4)	1823	33	Not listed on current BCA
Queens (4)	1824	1	Not listed on current BCA
Queens (4)	1824	12	Not listed on current BCA
Queens (4)	1824	53	Not listed on current BCA
Queens (4)	1824	19	Not listed on current BCA
Queens (4)	1824	21	Not listed on current BCA
Queens (4)	1824	26	Not listed on current BCA
Queens (4)	1824	28	Not listed on current BCA
Queens (4)	1824	45	Not listed on current BCA
Queens (4)	1824	40	Not listed on current BCA
Queens (4)	1824	38	Not listed on current BCA
Queens (4)	1824	33	Not listed on current BCA
Queens (4)	1825	1	Not listed on current BCA
Queens (4)	1825	19	Not listed on current BCA
Queens (4)	1825	21	Not listed on current BCA
Queens (4)	1825	25	Not listed on current BCA
Queens (4)	1825	28	Not listed on current BCA
Queens (4)	1825	58	Not listed on current BCA
Queens (4)	1825	55	Not listed on current BCA
Queens (4)	1825	53	Not listed on current BCA
Queens (4)	1825	48	Not listed on current BCA
Queens (4)	1825	46	Not listed on current BCA
Queens (4)	1825	30	Not listed on current BCA
Queens (4)	1825	37	Not listed on current BCA

Queens (4)	1826	5	Not listed on current BCA
Queens (4)	1826	14	Not listed on current BCA
Queens (4)	1826	18	Not listed on current BCA
Queens (4)	1826	20	Not listed on current BCA
Queens (4)	1826	1	Not listed on current BCA
Queens (4)	1826	35	Not listed on current BCA
Queens (4)	1826	31	Not listed on current BCA
Queens (4)	1827	1	Not listed on current BCA
Queens (4)	1833	117	Not listed on current BCA
Queens (4)	1833	111	Not listed on current BCA
Queens (4)	1833	103	Not listed on current BCA
Queens (4)	1833	120	Not listed on current BCA
Queens (4)	1833	141	Not listed on current BCA
Queens (4)	1833	143	Not listed on current BCA
Queens (4)	1833	151	Not listed on current BCA
Queens (4)	1833	155	Not listed on current BCA
Queens (4)	1833	158	Not listed on current BCA
Queens (4)	1833	172	Not listed on current BCA
Total Acreage in Current BCA: 23.5			

Section V, Item 2b – Reduction of Site Acreage

As noted in the narrative on page 1, Volunteers propose modifying the Site's acreage from 23.5 acres to 22.868 acres, a change of 0.632 acres, which reflects the following: (a) the Site's acreage has been calculated at 22.887 acres in the Environmental Easement Survey (see Note 10 thereto); and (b) the encroachment area proposed for removal totals 0.019 acres (832 sq. ft.), as described in the continuation sheet and Attachment B.

Correction Reducing Acreage due to Survey*

Surveyed Site Acreage:	22.887
* As detailed in Note 10 of the Environmental Easement Survey submitted on June 1, 2023, appended as Attachment C.	

Removal of Encroachment Area†

Section No.	Block No.	Lot No.	Acreage
Queens (4)	1833	143	0.019
Total Acreage to be Removed: 0.019			
† As depicted on the Encroachment Area Site Plan in Attachment B, the encroachment area to be removed from the Site consists of an 8 foot by 104 foot (832 square feet or 0.019 acres) rectangular portion of Block 1833, Lot 143.			

Section V, Item 2c – Change to SBL‡

‡Per discussion with DEC Counsel Jennifer Andaloro on July 28, 2023, acreages for individual Lots not provided.

Section No.	Block (Current)	Lot (Current)
Queens (4)	1820	9
Queens (4)	1820	18
Queens (4)	1822	17
Queens (4)	1823	19
Queens (4)	1823	20
Queens (4)	1823	21
Queens (4)	1823	23

Queens (4)	1823	26
Queens (4)	1823	28
Queens (4)	1823	55
Queens (4)	1823	52
Queens (4)	1823	47
Queens (4)	1823	44
Queens (4)	1823	40
Queens (4)	1823	33
Queens (4)	1824	100
Queens (4)	1824	1
Queens (4)	1824	12
Queens (4)	1824	53
Queens (4)	1824	19
Queens (4)	1824	21
Queens (4)	1824	26
Queens (4)	1824	28
Queens (4)	1824	45
Queens (4)	1824	40
Queens (4)	1824	38
Queens (4)	1824	33
Queens (4)	1825	150
Queens (4)	1825	1
Queens (4)	1825	19
Queens (4)	1825	21
Queens (4)	1825	25
Queens (4)	1825	28
Queens (4)	1825	58
Queens (4)	1825	55
Queens (4)	1825	53
Queens (4)	1825	48
Queens (4)	1825	46
Queens (4)	1825	30
Queens (4)	1825	37
Queens (4)	1833	120
Queens (4)	1833	117
Queens (4)	1833	111
Queens (4)	1833	112
Queens (4)	1833	155
Queens (4)	1833	103
Queens (4)	1833	130
Queens (4)	1833	135
Queens (4)	1833	140
Queens (4)	1833	141
Queens (4)	1833	143
Queens (4)	1833	151

Continuation Sheet pg. 5-3

Queens (4)	1833	158
Queens (4)	1833	172
Total Acreage in BCP Site's Updated SBLs: 22.887		

Section V, Item 3 – Total Revised Site Acreage

Total Revised Site Acreage: 22.868

APPLICATION TO AMEND BROWNFIELD CLEANUP AGREEMENT AND AMENDMENT SUPPLEMENT QUESTIONS FOR SITE SEEKING TANGIBLE PROPERTY CREDITS IN NEW YORK CITY ONLY

Complete this section only if the site is located within the five counties comprising New York City and the requestor is seeking a determination of eligibility for tangible property credits. Provide supporting documentation as required. Refer to the application instructions for additional information.

	Y	N
1. Is the site located in Bronx, Kings, New York, Queens or Richmond County?	○	○
2. Is the requestor seeking a determination that the site is eligible for the tangible property credit component of the brownfield redevelopment tax credit?	○	○
3. Is at least 50% of the site area located within an environmental zone pursuant to Tax Law 21(6)? Please see DEC's website for more information.	○	○
4. Is the property upside down as defined below? **From ECL 27-1405(31):** "Upside down" shall mean a property where the projected and incurred cost of the investigation and remediation which is protective for the anticipated use of the property equals or exceeds seventy-five percent of its independent appraised value, as of the date of submission of the application for participation in the brownfield cleanup program, developed under the hypothetical condition that the property is not contaminated.	○	○
5. Is the project and affordable housing project as defined below? **From 6 NYCRR 375-3.2(a) as of August 12, 2016:** (a) "Affordable housing project" means, for purposes of this part, title fourteen of article twenty-seven of the environmental conservation law and section twenty-one of the tax law only, a project that is developed for residential use or mixed residential use that must include affordable residential rental units and/or affordable home ownership units. (1) Affordable residential rental projects under this subdivision must be subject to a federal, state, or local government housing agency's affordable housing program, or a local government's regulatory agreement or legally binding restriction, which defines (i) a percentage of the residential rental units in the affordable housing project to be dedicated to (ii) tenants at a defined maximum percentage of the area median income based on the occupants' household's annual gross income. (2) Affordable home ownership projects under this subdivision must be subject to a federal, state, or local government housing agency's affordable housing program, or a local government's regulatory agreement or legally binding restriction, which sets affordable units aside for homeowners at a defined maximum percentage of the area median income. (3) "Area median income" means, for purposes of this subdivision, the area median income for the primary metropolitan statistical area, or for the county if located outside a metropolitan statistical area, as determined by the United States Department of Housing and Urban Development, or its successor, for a family of four, as adjusted for family size.	○	○

APPLICATION SUPPLEMENT FOR NYC SITES (continued)	Y	N
6. Is the project a planned renewable energy facility site as defined below? **From ECL 27-1405(33) as of April 9, 2022:** "Renewable energy facility site" shall mean real property (a) this is used for a renewable energy system, as defined in section sixty-six-p of the public service law; or (b) any co-located system storing energy generated from such a renewable energy system prior to delivering it to the bulk transmission, sub-transmission, or distribution system. **From Public Service Law Article 4 Section 66-p as of April 23, 2021:** (b) "renewable energy systems" means systems that generate electricity or thermal energy through use of the following technologies: solar thermal, photovoltaics, on land and offshore wind, hydroelectric, geothermal electric, geothermal ground source heat, tidal energy, wave energy, ocean thermal, and fuel cells which do not utilize a fossil fuel resource in the process of generating electricity.	○	○
7. Is the site located within a disadvantaged community, within a designated Brownfield Opportunity Area, and meets the conformance determinations pursuant to subdivision ten of section nine-hundred-seventy-r of the general municipal law? **From ECL 75-0111 as of April 9, 2022:** (5) "Disadvantaged communities" means communities that bear the burdens of negative public health effects, environmental pollution, impacts of climate change, and possess certain socioeconomic criteria, or comprise high-concentrations of low- and moderate-income households, as identified pursuant to section 75-0111 of this article.	○	○

PART II. BROWNFIELD CLEANUP PROGRAM AMENDMENT	
EXISTING AGREEMENT INFORMATION	
BCP SITE NAME: Willets Point Development	BCP SITE CODE: C241146
NAME OF CURRENT APPLICANT(S): Queens Development Group, LLC, et al. (see continuation sheet)	
INDEX NUMBER OF AGREEMENT: C241146-10-13	DATE OF ORIGINAL AGREEMENT 12/16/2013

Declaration of Amendment:

By the requestor(s) and/or applicant(s) signature(s) below, and subsequent signature by the Department, the above application to amend the Brownfield Cleanup Agreement described above is hereby approved. This Amendment is made in accordance with and subject to all of the BCA and all applicable guidance, regulations and state laws applicable thereto. All other substantive and procedural terms of the Agreement will remain unchanged and in full force and effect regarding the parties to the Agreement.

Nothing contained herein constitutes a waiver by the Department or the State of New York of any rights held in accordance with the Agreement or any applicable state and/or federal law or a release for any party from obligations held under the Agreement or those same laws.

STATEMENT OF CERTIFICATION AND SIGNATURES: NEW REQUESTOR

Complete the appropriate section (individual or entity) below only if this Amendment adds a new requestor. Attach additional pages as needed.

(Individual)

I hereby affirm that the information provided on this form and its attachments is true and complete to the best of my knowledge and belief. I am aware that any false statement made herein is punishable as a Class A misdemeanor pursuant to section 210.45 of the Penal Law. My signature below constitutes the requisite approval for the amendment to the BCA Application, which will be effective upon signature by the Department.

Date: _____ Signature: _____

Print Name: _____

(Entity)

I hereby affirm that I am Authorized Signatory (title) of Willets Point Phase I Owner , LLC (entity); that I am authorized by that entity to make this application; that this application was prepared by me or under my supervision and direction; and that information provided on this form and its attachments is true and complete to the best of my knowledge and belief. I am aware that any false statement made herein is punishable as a Class A misdemeanor pursuant to Section 210.45 of the Penal Law.

Glenn Goldstein's signature below constitutes the requisite approval for the amendment to the BCA Application, which will be effective upon signature by the Department.

Date: Aug 28, 2023 Signature: Glenn Goldstein boxSIGN 1R6LK55P-1R733PKL AL boxSIGN

Print Name: Glenn Goldstein / Willets Point Phase I Owner , LLC

Continuation Sheet

Referenced in Part I, Section I of the Current Agreement Information and Part II of the Existing Agreement Information

1. Queens Development Group, LLC
2. QDG Hotel Partners, LLC
3. QDG 126th Street Partners, LLC
4. QDG Parking Partners, LLC
5. QDG Retail Partners, LLC

PART II. BROWNFIELD CLEANUP PROGRAM AMENDMENT	
EXISTING AGREEMENT INFORMATION	
BCP SITE NAME: Willets Point Development	BCP SITE CODE: C241146
NAME OF CURRENT APPLICANT(S): Queens Development Group, LLC, et al. (see continuation sheet above)	
INDEX NUMBER OF AGREEMENT: C241146-10-13	DATE OF ORIGINAL AGREEMENT 12/16/2013

Declaration of Amendment:

By the requestor(s) and/or applicant(s) signature(s) below, and subsequent signature by the Department, the above application to amend the Brownfield Cleanup Agreement described above is hereby approved. This Amendment is made in accordance with and subject to all of the BCA and all applicable guidance, regulations and state laws applicable thereto. All other substantive and procedural terms of the Agreement will remain unchanged and in full force and effect regarding the parties to the Agreement.

Nothing contained herein constitutes a waiver by the Department or the State of New York of any rights held in accordance with the Agreement or any applicable state and/or federal law or a release for any party from obligations held under the Agreement or those same laws.

STATEMENT OF CERTIFICATION AND SIGNATURES: NEW REQUESTOR

Complete the appropriate section (individual or entity) below only if this Amendment adds a new requestor. Attach additional pages as needed.

(Individual)

I hereby affirm that the information provided on this form and its attachments is true and complete to the best of my knowledge and belief. I am aware that any false statement made herein is punishable as a Class A misdemeanor pursuant to section 210.45 of the Penal Law. My signature below constitutes the requisite approval for the amendment to the BCA Application, which will be effective upon signature by the Department.

Date: _____ Signature: _____

Print Name: _____

(Entity)

I hereby affirm that I am Authorized Signatory (title) of Willets Point Phase I Owner , LLC (entity); that I am authorized by that entity to make this application; that this application was prepared by me or under my supervision and direction; and that information provided on this form and its attachments is true and complete to the best of my knowledge and belief. I am aware that any false statement made herein is punishable as a Class A misdemeanor pursuant to Section 210.45 of the Penal Law.

Richard Browne's signature below constitutes the requisite approval for the amendment to the BCA Application, which will be effective upon signature by the Department.

Date: Aug 29, 2023 Signature: _____

boxSIGN 1XV5Q52Z-1R733PKL

Print Name: Richard Browne / Willets Point Phase I Owner , LLC

PART II. BROWNFIELD CLEANUP PROGRAM AMENDMENT	
EXISTING AGREEMENT INFORMATION	
BCP SITE NAME: Willets Point Development	BCP SITE CODE: C241146
NAME OF CURRENT APPLICANT(S): Queens Development Group, LLC, et al. (see continuation sheet above)	
INDEX NUMBER OF AGREEMENT: C241146-10-13	DATE OF ORIGINAL AGREEMENT 12/16/2013

Declaration of Amendment:

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STATEMENT OF CERTIFICATION AND SIGNATURES: NEW REQUESTOR

Complete the appropriate section (individual or entity) below only if this Amendment adds a new requestor. Attach additional pages as needed.

(Individual)

I hereby affirm that the information provided on this form and its attachments is true and complete to the best of my knowledge and belief. I am aware that any false statement made herein is punishable as a Class A misdemeanor pursuant to section 210.45 of the Penal Law. My signature below constitutes the requisite approval for the amendment to the BCA Application, which will be effective upon signature by the Department.

Date: _____ Signature: _____

Print Name: _____

(Entity)

I hereby affirm that I am Authorized Signatory (title) of Willets Point Phase I LIHTC Owner, LP (entity); that I am authorized by that entity to make this application; that this application was prepared by me or under my supervision and direction; and that information provided on this form and its attachments is true and complete to the best of my knowledge and belief. I am aware that any false statement made herein is punishable as a Class A misdemeanor pursuant to Section 210.45 of the Penal Law.

Glenn Goldstein's signature below constitutes the requisite approval for the amendment to the BCA Application, which will be effective upon signature by the Department.

Date: Aug 28, 2023 Signature: Glenn Goldstein box SIGN 1R6LK55P-1R733PKL AL

Print Name: Glenn Goldstein / Willets Point Phase I LIHTC Owner, L.P.

PART II. BROWNFIELD CLEANUP PROGRAM AMENDMENT	
EXISTING AGREEMENT INFORMATION	
BCP SITE NAME: Willets Point Development	BCP SITE CODE: C241146
NAME OF CURRENT APPLICANT(S): Queens Development Group, LLC, et al. (see continuation sheet above)	
INDEX NUMBER OF AGREEMENT: C241146-10-13	DATE OF ORIGINAL AGREEMENT 12/16/2013

Declaration of Amendment:

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Nothing contained herein constitutes a waiver by the Department or the State of New York of any rights held in accordance with the Agreement or any applicable state and/or federal law or a release for any party from obligations held under the Agreement or those same laws.

STATEMENT OF CERTIFICATION AND SIGNATURES: NEW REQUESTOR

Complete the appropriate section (individual or entity) below only if this Amendment adds a new requestor. Attach additional pages as needed.

(Individual)

I hereby affirm that the information provided on this form and its attachments is true and complete to the best of my knowledge and belief. I am aware that any false statement made herein is punishable as a Class A misdemeanor pursuant to section 210.45 of the Penal Law. My signature below constitutes the requisite approval for the amendment to the BCA Application, which will be effective upon signature by the Department.

Date: _____ Signature: _____

Print Name: _____

(Entity)

I hereby affirm that I am Authorized Signatory (title) of Willets Point Phase I LIHTC Owner, LP. (entity); that I am authorized by that entity to make this application; that this application was prepared by me or under my supervision and direction; and that information provided on this form and its attachments is true and complete to the best of my knowledge and belief. I am aware that any false statement made herein is punishable as a Class A misdemeanor pursuant to Section 210.45 of the Penal Law.

Richard Browne's signature below constitutes the requisite approval for the amendment to the BCA Application, which will be effective upon signature by the Department.

Date: Aug 29, 2023 Signature: _____

Print Name: Richard Browne / Willets Point Phase I LIHTC Owner, L.P.

boxSIGN 1XV5Q52Z-1R733PKL

Site Code: C241146

STATEMENT OF CERTIFICATION AND SIGNATURES: EXISTING APPLICANT(S)
An authorized representative of each applicant must complete and sign the appropriate section (individual or entity) below. Attach additional pages as needed.

(Individual)

I hereby affirm that I am a party to the Brownfield Cleanup Agreement and/or Application referenced in Section I above and that I am aware of this Application for an Amendment to that Agreement and/or Application. My signature below constitutes the requisite approval for the amendment to the BCA Application, which will be effective upon signature by the Department.

Date: _____ Signature: _____

Print Name: _____

(Entity)

I hereby affirm that I am Authorized Signatory (title) of Queens Development Group, LLC (entity) which is a party to the Brownfield Cleanup Agreement and/or Application referenced in Section I above and that I am aware of this Application for an Amendment to that Agreement and/or Application. My signature below constitutes the requisite approval for the amendment to the BCA Application, which will be effective upon signature by the Department.

Date: 08/30/2023 Signature: Glenn Goldstein AL

Print Name: Glenn Goldstein

PLEASE SEE THE FOLLOWING PAGE FOR SUBMITTAL INSTRUCTIONS

REMAINDER OF THIS AMENDMENT WILL BE COMPLETED SOLELY BY THE DEPARTMENT

Status of Agreement:

☐ PARTICIPANT A requestor who either (1) was the owner of the site at the time of the disposal of contamination or (2) is otherwise a person responsible for the contamination, unless the liability arises solely as a result of ownership, operation of or involvement with the site subsequent to the disposal of contamination.	☒ VOLUNTEER A requestor other than a participant, including a requestor whose liability arises solely as a result of ownership, operation of or involvement with the site subsequent to the contamination.

Effective Date of the Original Agreement: 12/16/2013

Signature by the Department:

DATED: 09/15/2023

NEW YORK STATE DEPARTMENT OF
ENVIRONMENTAL CONSERVATION

By:

Janet E. Brown

Janet E Brown, Assistant Director
Division of Environmental Remediation

Site Code: C241146

STATEMENT OF CERTIFICATION AND SIGNATURES: EXISTING APPLICANT(S)
An authorized representative of each applicant must complete and sign the appropriate section (individual or entity) below. Attach additional pages as needed.

(Individual)

I hereby affirm that I am a party to the Brownfield Cleanup Agreement and/or Application referenced in Section I above and that I am aware of this Application for an Amendment to that Agreement and/or Application. My signature below constitutes the requisite approval for the amendment to the BCA Application, which will be effective upon signature by the Department.

Date: _____ Signature: _____

Print Name: _____

(Entity)

I hereby affirm that I am Authorized Signatory (title) of Queens Development Group,LLC (entity) which is a party to the Brownfield Cleanup Agreement and/or Application referenced in Section I above and that I am aware of this Application for an Amendment to that Agreement and/or Application. My signature below constitutes the requisite approval for the amendment to the BCA Application, which will be effective upon signature by the Department.

Date: 08/30/2023 Signature: _____

boxSIGN 1XV5Q52Z-46Z6YVVJ

SB

Print Name: Richard Browne

PLEASE SEE THE FOLLOWING PAGE FOR SUBMITTAL INSTRUCTIONS

REMAINDER OF THIS AMENDMENT WILL BE COMPLETED SOLELY BY THE DEPARTMENT

Status of Agreement:

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Effective Date of the Original Agreement: 12/16/2013

Signature by the Department:

DATED: 09/15/2023

NEW YORK STATE DEPARTMENT OF
ENVIRONMENTAL CONSERVATION

By:

Janet E. Brown

Janet E Brown, Assistant Director
Division of Environmental Remediation

Site Code: C241146

STATEMENT OF CERTIFICATION AND SIGNATURES: EXISTING APPLICANT(S)
An authorized representative of each applicant must complete and sign the appropriate section (individual or entity) below. Attach additional pages as needed.

(Individual)

I hereby affirm that I am a party to the Brownfield Cleanup Agreement and/or Application referenced in Section I above and that I am aware of this Application for an Amendment to that Agreement and/or Application. My signature below constitutes the requisite approval for the amendment to the BCA Application, which will be effective upon signature by the Department.

Date: _____ Signature: _____

Print Name: _____

(Entity)

I hereby affirm that I am Authorized Signatory (title) of QDG Hotel Partners, LLC (entity) which is a party to the Brownfield Cleanup Agreement and/or Application referenced in Section I above and that I am aware of this Application for an Amendment to that Agreement and/or Application. My signature below constitutes the requisite approval for the amendment to the BCA Application, which will be effective upon signature by the Department.

Date: 08/30/2023 Signature: Glenn Goldstein AL

Print Name: Glenn Goldstein

PLEASE SEE THE FOLLOWING PAGE FOR SUBMITTAL INSTRUCTIONS

REMAINDER OF THIS AMENDMENT WILL BE COMPLETED SOLELY BY THE DEPARTMENT

Status of Agreement:

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Effective Date of the Original Agreement: 12/16/2013

Signature by the Department:

DATED: 09/15/2023

NEW YORK STATE DEPARTMENT OF
ENVIRONMENTAL CONSERVATION

By:

Janet E. Brown

Janet E Brown, Assistant Director
Division of Environmental Remediation

Site Code: C241146

STATEMENT OF CERTIFICATION AND SIGNATURES: EXISTING APPLICANT(S)
An authorized representative of each applicant must complete and sign the appropriate section (individual or entity) below. Attach additional pages as needed.

(Individual)

I hereby affirm that I am a party to the Brownfield Cleanup Agreement and/or Application referenced in Section I above and that I am aware of this Application for an Amendment to that Agreement and/or Application. My signature below constitutes the requisite approval for the amendment to the BCA Application, which will be effective upon signature by the Department.

Date: _____ Signature: _____

Print Name: _____

(Entity)

I hereby affirm that I am Authorized Signatory (title) of QDG Hotel Partners, LLC (entity) which is a party to the Brownfield Cleanup Agreement and/or Application referenced in Section I above and that I am aware of this Application for an Amendment to that Agreement and/or Application. My signature below constitutes the requisite approval for the amendment to the BCA Application, which will be effective upon signature by the Department.

Date: 08/30/2023 Signature: box SIGN 1XV5Q52Z-46Z6YVVJ SB

Print Name: Richard Browne

PLEASE SEE THE FOLLOWING PAGE FOR SUBMITTAL INSTRUCTIONS

REMAINDER OF THIS AMENDMENT WILL BE COMPLETED SOLELY BY THE DEPARTMENT

Status of Agreement:

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Effective Date of the Original Agreement: 12/16/2013

Signature by the Department:

DATED: 09/15/2023

NEW YORK STATE DEPARTMENT OF
ENVIRONMENTAL CONSERVATION

By:

Janet E. Brown

Janet E Brown, Assistant Director
Division of Environmental Remediation

Site Code: C241146

STATEMENT OF CERTIFICATION AND SIGNATURES: EXISTING APPLICANT(S)
An authorized representative of each applicant must complete and sign the appropriate section (individual or entity) below. Attach additional pages as needed.

(Individual)

I hereby affirm that I am a party to the Brownfield Cleanup Agreement and/or Application referenced in Section I above and that I am aware of this Application for an Amendment to that Agreement and/or Application. My signature below constitutes the requisite approval for the amendment to the BCA Application, which will be effective upon signature by the Department.

Date: _____ Signature: _____

Print Name: _____

(Entity)

I hereby affirm that I am Authorized Signatory (title) of QDG 126th Street Partners, LLC (entity) which is a party to the Brownfield Cleanup Agreement and/or Application referenced in Section I above and that I am aware of this Application for an Amendment to that Agreement and/or Application. My signature below constitutes the requisite approval for the amendment to the BCA Application, which will be effective upon signature by the Department.

Date: 08/30/2023 Signature: Glenn Goldstein box SIGN 1R6LK55P-46Z6YVVJ AL box SIGN 1XV97667-46ZWYVVJ

Print Name: Glenn Goldstein

PLEASE SEE THE FOLLOWING PAGE FOR SUBMITTAL INSTRUCTIONS

REMAINDER OF THIS AMENDMENT WILL BE COMPLETED SOLELY BY THE DEPARTMENT

Status of Agreement:

☐ PARTICIPANT A requestor who either (1) was the owner of the site at the time of the disposal of contamination or (2) is otherwise a person responsible for the contamination, unless the liability arises solely as a result of ownership, operation of or involvement with the site subsequent to the disposal of contamination.	☑ VOLUNTEER A requestor other than a participant, including a requestor whose liability arises solely as a result of ownership, operation of or involvement with the site subsequent to the contamination.

Effective Date of the Original Agreement: 12/16/2013

Signature by the Department:

DATED: 09/15/2023

NEW YORK STATE DEPARTMENT OF
ENVIRONMENTAL CONSERVATION

By:

Janet E. Brown

Janet E Brown, Assistant Director
Division of Environmental Remediation

Site Code: C241146

STATEMENT OF CERTIFICATION AND SIGNATURES: EXISTING APPLICANT(S)
An authorized representative of each applicant must complete and sign the appropriate section (individual or entity) below. Attach additional pages as needed.

(Individual)

I hereby affirm that I am a party to the Brownfield Cleanup Agreement and/or Application referenced in Section I above and that I am aware of this Application for an Amendment to that Agreement and/or Application. My signature below constitutes the requisite approval for the amendment to the BCA Application, which will be effective upon signature by the Department.

Date: _____ Signature: _____

Print Name: _____

(Entity)

I hereby affirm that I am Authorized Signatory (title) of QDG 126th Street Partners, LLC (entity) which is a party to the Brownfield Cleanup Agreement and/or Application referenced in Section I above and that I am aware of this Application for an Amendment to that Agreement and/or Application. My signature below constitutes the requisite approval for the amendment to the BCA Application, which will be effective upon signature by the Department.

Date: 08/30/2023 Signature: boxSIGN 1XV5O52Z-46Z6YVVL SB boxSIGN 42KR5R2P-46Z6YVVI

Print Name: Richard Browne

PLEASE SEE THE FOLLOWING PAGE FOR SUBMITTAL INSTRUCTIONS

REMAINDER OF THIS AMENDMENT WILL BE COMPLETED SOLELY BY THE DEPARTMENT

Status of Agreement:

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Effective Date of the Original Agreement: 12/16/2013

Signature by the Department:

DATED: 09/15/2023

NEW YORK STATE DEPARTMENT OF
ENVIRONMENTAL CONSERVATION

By:

Janet E. Brown

Janet E Brown, Assistant Director
Division of Environmental Remediation

Site Code: C241146

STATEMENT OF CERTIFICATION AND SIGNATURES: EXISTING APPLICANT(S)
An authorized representative of each applicant must complete and sign the appropriate section (individual or entity) below. Attach additional pages as needed.

(Individual)

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Date: _____ Signature: _____

Print Name: _____

(Entity)

I hereby affirm that I am Authorized Signatory (title) of QDG Parking Partners, LLC (entity) which is a party to the Brownfield Cleanup Agreement and/or Application referenced in Section I above and that I am aware of this Application for an Amendment to that Agreement and/or Application. My signature below constitutes the requisite approval for the amendment to the BCA Application, which will be effective upon signature by the Department.

Date: 08/30/2023 Signature: Glenn Goldstein box SIGN 1R6LK55P-46Z6YVVJ AL box SIGN 1XY9Z66Z-46ZbYVVJ

Print Name: Glenn Goldstein

PLEASE SEE THE FOLLOWING PAGE FOR SUBMITTAL INSTRUCTIONS

REMAINDER OF THIS AMENDMENT WILL BE COMPLETED SOLELY BY THE DEPARTMENT

Status of Agreement:

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Effective Date of the Original Agreement: 12/16/2013

Signature by the Department:

DATED: 09/15/2023

NEW YORK STATE DEPARTMENT OF
ENVIRONMENTAL CONSERVATION

By:

Janet E. Brown

Janet E Brown, Assistant Director
Division of Environmental Remediation

Site Code: C241146

STATEMENT OF CERTIFICATION AND SIGNATURES: EXISTING APPLICANT(S)
An authorized representative of each applicant must complete and sign the appropriate section (individual or entity) below. Attach additional pages as needed.

(Individual)

I hereby affirm that I am a party to the Brownfield Cleanup Agreement and/or Application referenced in Section I above and that I am aware of this Application for an Amendment to that Agreement and/or Application. My signature below constitutes the requisite approval for the amendment to the BCA Application, which will be effective upon signature by the Department.

Date: _____ Signature: _____

Print Name: _____

(Entity)

I hereby affirm that I am Authorized Signatory (title) of QDG Parking Partners, LLC (entity) which is a party to the Brownfield Cleanup Agreement and/or Application referenced in Section I above and that I am aware of this Application for an Amendment to that Agreement and/or Application. My signature below constitutes the requisite approval for the amendment to the BCA Application, which will be effective upon signature by the Department.

Date: 08/30/2023 Signature: _____

Print Name: Richard Browne

PLEASE SEE THE FOLLOWING PAGE FOR SUBMITTAL INSTRUCTIONS

REMAINDER OF THIS AMENDMENT WILL BE COMPLETED SOLELY BY THE DEPARTMENT

Status of Agreement:

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Effective Date of the Original Agreement: 12/16/2013

Signature by the Department:

DATED: 09/15/2023

NEW YORK STATE DEPARTMENT OF
ENVIRONMENTAL CONSERVATION

By:

Janet E. Brown

Janet E Brown, Assistant Director
Division of Environmental Remediation

Site Code: C241146

STATEMENT OF CERTIFICATION AND SIGNATURES: EXISTING APPLICANT(S)
An authorized representative of each applicant must complete and sign the appropriate section (individual or entity) below. Attach additional pages as needed.

(Individual)

I hereby affirm that I am a party to the Brownfield Cleanup Agreement and/or Application referenced in Section I above and that I am aware of this Application for an Amendment to that Agreement and/or Application. My signature below constitutes the requisite approval for the amendment to the BCA Application, which will be effective upon signature by the Department.

Date: _____ Signature: _____

Print Name: _____

(Entity)

I hereby affirm that I am Authorized Signatory (title) of QDG Retail Partners, LLC (entity) which is a party to the Brownfield Cleanup Agreement and/or Application referenced in Section I above and that I am aware of this Application for an Amendment to that Agreement and/or Application. My signature below constitutes the requisite approval for the amendment to the BCA Application, which will be effective upon signature by the Department.

Date: 08/30/2023 Signature: Glenn Goldstein box SIGN 1R6LK55P-46Z6YVVJ AL box SIGN DKY26662-46Z6YVVJ

Print Name: Glenn Goldstein

PLEASE SEE THE FOLLOWING PAGE FOR SUBMITTAL INSTRUCTIONS

REMAINDER OF THIS AMENDMENT WILL BE COMPLETED SOLELY BY THE DEPARTMENT

Status of Agreement:

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Effective Date of the Original Agreement: 12/16/2013

Signature by the Department:

DATED: 09/15/2023

NEW YORK STATE DEPARTMENT OF
ENVIRONMENTAL CONSERVATION

By:

Janet E. Brown

Janet E Brown, Assistant Director
Division of Environmental Remediation

Site Code: C241146

STATEMENT OF CERTIFICATION AND SIGNATURES: EXISTING APPLICANT(S)
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(Individual)

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Date: _____ Signature: _____

Print Name: _____

(Entity)

I hereby affirm that I am Authorized Signatory (title) of QDG Retail Partners, LLC (entity) which is a party to the Brownfield Cleanup Agreement and/or Application referenced in Section I above and that I am aware of this Application for an Amendment to that Agreement and/or Application. My signature below constitutes the requisite approval for the amendment to the BCA Application, which will be effective upon signature by the Department.

Date: 08/30/2023 Signature: boxSIGN 1XV5Q52Z-46Z6YVVJ SB

Print Name: Richard Browne

PLEASE SEE THE FOLLOWING PAGE FOR SUBMITTAL INSTRUCTIONS

REMAINDER OF THIS AMENDMENT WILL BE COMPLETED SOLELY BY THE DEPARTMENT

Status of Agreement:

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Effective Date of the Original Agreement: 12/16/2013

Signature by the Department:

DATED: 09/15/2023

NEW YORK STATE DEPARTMENT OF
ENVIRONMENTAL CONSERVATION

By:

Janet E. Brown

Janet E Brown, Assistant Director
Division of Environmental Remediation

Attachment A

WRITTEN CONSENT OF SOLE MEMBER

The undersigned, being the authorized signatory of Queens Development Group, LLC, which itself is sole member ("Sole Member") of **Willets Point Phase I Owner, LLC**, a New York limited liability company authorized to do business in New York (the "Company"), does hereby resolve that:

1. The undersigned is a representative of the Company and has the full power and authority on behalf of the Company, as an authorized signatory ("Authorized Signatory"), to:

    a. Execute documents in connection with the application of the Company for participation in the New York State Brownfield Cleanup Program (the "BCP");

    b. Enter into agreements with and grant easements to the New York State Department of Environmental Conservation (the "DEC") in connection with the Company's participation in the BCP;

    c. Execute any and all documents in connection with the Company's participation in the BCP, including but not limited to applications, agreements, easements and tax returns;

    d. Take any action necessary to the furtherance of the Company's participation in the BCP, including but not limited to conducting negotiations on behalf of the Company.

2. The authority hereby conferred shall be deemed retroactive, and any and all acts authorized herein which were performed prior to the passage of this consent are hereby approved and ratified. The authority hereby conferred shall continue in full force and effect until the DEC shall have received notice, in writing, of the revocation hereof by a resolution duly adopted by the Company. Any such revocation shall be effective only as to actions taken by the Company subsequent to DEC's receipt of such notice.

3. The undersigned hereby represents and warrants (i) Queens Development Group, LLC is the Sole Member of the Company; (ii) the consent of the Sole Member, by and through its Authorized Signatory, is sufficient to authorize the Company to take the aforementioned actions.

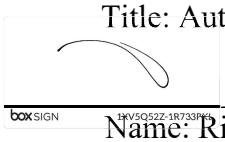
IN WITNESS WHEREOF, the undersigned have executed this Written Consent in the capacity noted below as of this 28 day of August, 2023.

[SIGNATURE PAGE FOLLOWS]

Willets Point Phase I Owner, LLC,
a New York Limited Liability Company

By: Queens Development Group, LLC,
its sole member

By:
Name: Glenn Goldstein
Title: Authorized Signatory

By: 
Name: Richard Browne
Title: Authorized Signatory

WRITTEN CONSENT OF THE MANAGING PARTNER

The undersigned, being the authorized signatory of Queens Development Group, LLC, which itself is the managing partner ("Managing Partner") of **Willets Point Phase I LIHTC Owner, LP**, a New York limited partnership authorized to do business in New York (the "Partnership"), does hereby resolve that:

1. The undersigned is a representative of the Partnership and has the full power and authority on behalf of the Partnership, as an authorized signatory ("Authorized Signatory"), to:

    a. Execute documents in connection with the application of the Partnership for participation in the New York State Brownfield Cleanup Program (the "BCP");

    b. Enter into agreements with and grant easements to the New York State Department of Environmental Conservation (the "DEC") in connection with the Partnership's participation in the BCP;

    c. Execute any and all documents in connection with the Partnership's participation in the BCP, including but not limited to applications, agreements, easements and tax returns;

    d. Take any action necessary to the furtherance of the Partnership's participation in the BCP, including but not limited to conducting negotiations on behalf of the Partnership.

2. The authority hereby conferred shall be deemed retroactive, and any and all acts authorized herein which were performed prior to the passage of this consent are hereby approved and ratified. The authority hereby conferred shall continue in full force and effect until the DEC shall have received notice, in writing, of the revocation hereof by a resolution duly adopted by the Partnership. Any such revocation shall be effective only as to actions taken by the Partnership subsequent to DEC's receipt of such notice.

3. The undersigned hereby represents and warrants (i) Queens Development Group, LLC is the Managing Partner of the Partnership; (ii) the consent of the Managing Partner, by and through its Authorized Signatory, is sufficient to authorize the Partnership to take the aforementioned actions.

IN WITNESS WHEREOF, the undersigned have executed this Written Consent in the capacity noted below as of this 28th day of August, 2023.

[SIGNATURE PAGE FOLLOWS]

Willets Point Phase I LIHTC Owner, LP,
a New York Limited Partnership

By: Queens Development Group, LLC,
its managing partner

By:
Name: Glenn Goldstein
Title: Authorized Signatory

By:
Name: Richard Browne
Title: Authorized Signatory

Part I, Section II, Item 4
List of LLC Members of WILLETS POINT PHASE I OWNER, LLC

Queens Development Group, LLC – Sole Member

NEW YORK STATE DEPARTMENT OF STATE
DIVISION OF CORPORATIONS, STATE RECORDS AND UNIFORM COMMERCIAL CODE

FILING RECEIPT

ENTITY NAME :	WILLETS POINT PHASE I OWNER, LLC
DOCUMENT TYPE :	ARTICLES OF ORGANIZATION
ENTITY TYPE :	DOMESTIC LIMITED LIABILITY COMPANY
DOS ID :	6934963
FILE DATE :	07/13/2023
FILE NUMBER :	230713001360
TRANSACTION NUMBER :	202307130001456-2205595
EXISTENCE DATE :	07/13/2023
DURATION/DISSOLUTION :	PERPETUAL
COUNTY :	NEW YORK
SERVICE OF PROCESS ADDRESS :	CORPORATION SERVICE COMPANY 80 STATE ST., ALBANY, NY, 12207, USA
ELECTRONIC SERVICE OF PROCESS EMAIL ADDRESS :	N/A
FILER :	RELATED COMPANIES 30 HUDSON YARDS, 72ND FLOOR, NEW YORK, NY, 10001, USA
SERVICE COMPANY :	CORPORATION SERVICE COMPANY
SERVICE COMPANY ACCOUNT :	45
CUSTOMER REFERENCE :	869179KXK

You may verify this document online at : http://ecorp.dos.ny.gov
AUTHENTICATION NUMBER : 100003914748

TOTAL FEES:	$210.00	TOTAL PAYMENTS RECEIVED:	$210.00
FILING FEE:	$200.00	CASH:	$0.00
CERTIFICATE OF STATUS:	$0.00	CHECK/MONEY ORDER:	$0.00
CERTIFIED COPY:	$10.00	CREDIT CARD:	$0.00
COPY REQUEST:	$0.00	DRAWDOWN ACCOUNT:	$210.00
EXPEDITED HANDLING:	$0.00	REFUND DUE:	$0.00

STATE OF NEW YORK
DEPARTMENT OF STATE

I hereby certify that the annexed copy for WILLETS POINT PHASE I OWNER, LLC, File Number 230713001360 has been compared with the original document in the custody of the Secretary of State and that the same is true copy of said original.

WITNESS my hand and official seal of the Department of State, at the City of Albany, on July 13, 2023.

Brendan C. Hughes
Executive Deputy Secretary of State

Authentication Number: 100003914749 To Verify the authenticity of this document you may access the Division of Corporation's Document Authentication Website at http://ecorp.dos.ny.gov

ARTICLES OF ORGANIZATION
OF
WILLETS POINT PHASE I OWNER, LLC
Under Section 203 of the Limited Liability Company Law

FIRST: The Name of the limited liability company is: **WILLETS POINT PHASE I OWNER, LLC**

SECOND: The county, within this state, in which the office of the limited liability company is to be located is **NEW YORK**

THIRD: The Secretary of State is designated as agent of the limited liability company upon whom process against the limited liability company may be served. The post office address to which the Secretary of State shall mail a copy of any process against the limited liability company served upon the Secretary of State by personal delivery is:

CORPORATION SERVICE COMPANY
80 STATE ST.
ALBANY, NY 12207

I certify that I have read the above statements, I am authorized to sign these Articles of Organization, that the above statements are true and correct to the best of my knowledge and belief and that my signature typed below constitutes my signature.

ALEXIS KREMEN (Signature)

ALEXIS KREMEN, ORGANIZER

Filed by:

RELATED COMPANIES
30 HUDSON YARDS, 72ND FLOOR
NEW YORK, NY 10001

Filed with the NYS Department of State on 07/13/2023
Filing Number: 230713001360 DOS ID: 6934963

NEW YORK STATE DEPARTMENT OF STATE
DIVISION OF CORPORATIONS, STATE RECORDS AND UNIFORM COMMERCIAL CODE

FILING RECEIPT

ENTITY NAME :	WILLETS POINT PHASE I LIHTC OWNER, L.P.
DOCUMENT TYPE :	CERTIFICATE OF LIMITED PARTNERSHIP
ENTITY TYPE :	DOMESTIC LIMITED PARTNERSHIP
DOS ID :	6939370
FILE DATE :	07/18/2023
FILE NUMBER :	230718003494
TRANSACTION NUMBER :	202307180000417-2221902
EXISTENCE DATE :	07/18/2023
DURATION/DISSOLUTION :	12/31/2122
COUNTY :	NEW YORK
SERVICE OF PROCESS ADDRESS :	CORPORATION SERVICE COMPANY 80 STATE STREET, ALBANY, NY, 12207-2543, USA
ELECTRONIC SERVICE OF PROCESS EMAIL ADDRESS :	N/A
FILER :	RELATED COMPANIES 30 HUDSON YARDS, 72ND FLOOR, NEW YORK, NY, 10001, USA
SERVICE COMPANY :	CORPORATION SERVICE COMPANY
SERVICE COMPANY ACCOUNT :	45

You may verify this document online at : http://ecorp.dos.ny.gov
AUTHENTICATION NUMBER : 100003951748

TOTAL FEES:	$235.00	TOTAL PAYMENTS RECEIVED:	$235.00
FILING FEE:	$200.00	CASH:	$0.00
CERTIFICATE OF STATUS:	$0.00	CHECK/MONEY ORDER:	$0.00
CERTIFIED COPY:	$10.00	CREDIT CARD:	$0.00
COPY REQUEST:	$0.00	DRAWDOWN ACCOUNT:	$235.00
EXPEDITED HANDLING:	$25.00	REFUND DUE:	$0.00

STATE OF NEW YORK
DEPARTMENT OF STATE

I hereby certify that the annexed copy for WILLETS POINT PHASE I LIHTC OWNER, L.P., File Number 230718003494 has been compared with the original document in the custody of the Secretary of State and that the same is true copy of said original.

WITNESS my hand and official seal of the Department of State, at the City of Albany, on July 18, 2023.

Brendan C. Hughes
Executive Deputy Secretary of State

Authentication Number: 100003951750 To Verify the authenticity of this document you may access the Division of Corporation's Document Authentication Website at http://ecorp.dos.ny.gov

NEW YORK STATE OF OPPORTUNITY. | **Division of Corporations, State Records and Uniform Commercial Code**

New York State
Department of State
DIVISION OF CORPORATIONS, STATE RECORDS AND UNIFORM COMMERCIAL CODE
One Commerce Plaza
99 Washington Ave.
Albany, NY 12231-0001
https://dos.ny.gov

CERTIFICATE OF LIMITED PARTNERSHIP

OF

Willets Point Phase I LIHTC Owner, L.P.

(Insert Name of Domestic Limited Partnership)

Under Section 121-201 of the Revised Limited Partnership Act

FIRST: The name of the limited partnership is:

Willets Point Phase I LIHTC Owner, L.P.

SECOND: The county within this state in which the office of the limited partnership is to be located is:

New York

THIRD: The Secretary of State is designated as agent of the limited partnership upon whom process against the limited partnership may be served.

The post office address to which the Secretary of State shall mail a copy of any process against the limited partnership served upon the Secretary of State by personal delivery is:

Corporation Service Company

80 State Street, Albany, NY 12207-2543

(Optional) The email address to which the Secretary of State shall email a notice of the fact that process against the limited partnership has been served electronically upon the Secretary of State is:

FOURTH: The name and business or residence street address of each general partner is:

Willets Point Phase I LIHTC GP, LLC
30 Hudson Yards, 72nd Floor
New York, NY 10001

FIFTH: The latest date on which the limited partnership is to dissolve is:

December 31, 2122

X /s/ Alexis Kremen
(Signature of General Partner)

Willets Point Phase I LIHTC GP, LLC, its general partner
Alexis Kremen, Authorized Person
(Type or Print Name)

Filed with the NYS Department of State on 07/18/2023
Filing Number: 230718003494 DOS ID: 6939370

CERTIFICATE OF LIMITED PARTNERSHIP
OF

Willets Point Phase I LIHTC Owner, L.P.

(Insert Name of Domestic Limited Partnership)

Under Section 121-201 of the Revised Limited Partnership Act

Filer's Name and Mailing Address:

Name:

Related Companies

Company, if Applicable:

30 Hudson Yards, 72nd Floor

Mailing Address:

New York, NY 10001

City, State and Zip Code:

NOTES:

1. This form was prepared by the New York State Department of State for filing a certificate of limited partnership for a domestic limited partnership. It does not contain all optional provisions under the law. You are not required to use this form. You may draft your own form or use forms available at legal stationery stores.
2. The Department of State recommends that legal documents be prepared under the guidance of an attorney.
3. The certificate must be signed by all general partners if there are more than one.
4. This certificate must be accompanied by a fee of **$200** made payable to the Department of State. Preferred payment methods include money order, Visa or Mastercard.

(For office use only)

Filed with the NYS Department of State on 07/18/2023
Filing Number: 230718003494 DOS ID: 6939370

NYCEDC
New York City Economic Development Corporation

January 24, 2013

Ms. Jane H. O'Connell
Chief, Superfund and Brownfield Cleanup Section
Region 2
NYS Department of Environmental Conservation
47-40 21st Street
Long Island City, NY 11101-5401

Re: Willets Point Brownfield Site (Site)
Queens, New York

Dear Ms. O'Connell:

We are writing to confirm that, even though the New York City Economic Development Corporation (EDC) has elected not to become a co-applicant to the New York State Brownfield Cleanup Program (BCP) for the above-captioned Site, EDC will nevertheless provide access to the Site to Queens Development Group, LLC (QDG), the contract vendee in order to assist QDG in fulfilling its obligations under the BCP.

Very truly yours,

M. S. Harris

Miriam G. Harris
Senior Vice President – Real Estate Transaction Services

Volunteers' Statement

The two new Requestors, Willets Point Phase I Owner, LLC and Willets Point Phase I LIHTC Owner, LP, each qualify as a Volunteer because their liability arises solely from involvement with the BCP Site after the discharge or disposal of contaminants at the BCP Site. The two new Requestors have exercised appropriate care with respect to current site conditions, to prevent any threatened future release, and to prevent or limit human, environmental, or natural resource exposures to any previously released contamination. The two new Requestors are prepared to undertake all necessary remediation required to address identified site contamination. As such, the two new Requestors, Willets Point Phase I Owner, LLC and Willets Point Phase I LIHTC Owner, LP, each qualify as a "Volunteer" as defined in ECL 27-1405(1)(b).

Attachment B

New York State Department of Environmental Conservation
Division of Environmental Remediation, 12th Floor
625 Broadway, Albany, New York 12233-7011
Phone: (518) 402-9706 **Fax:** (518) 402-9020
Website: www.dec.ny.gov

Joe Martens
Commissioner

June 30, 2014

Sent Via Email Only

Queens Development Group, LLC
QDG URA Corporation
QDG Hotel Partners, LLC
QDG 126th Street Partners, LLC
QDG Parking Partners, LLC
QDG Retail Partners, LLC
Attn: Glenn Goldstein and Richard Browne
c/o Related Companies
60 Columbus Circle
New York, NY 10023

Re: Brownfield Cleanup Agreement Amendment
Site Name: Willets Point Development
Site No.: C241146
Amendment No. 1 to add and delete parcels to the BCA

Dear Mr. Goldstein and Mr. Browne:

This letter is forwarded to your attention in response to the amendment application submitted by Integral Engineering P.C. on behalf of the applicants, listed above, to the New York State Department of Environmental Conservation (DEC) on April 14, 2014 to amend the Brownfield Cleanup Agreement ("BCA" or "Agreement") signed on December 16, 2013. The application requests that the above referenced BCA be amended to increase the site size by 5.6 acres. The increase includes the addition of 14 tax lots and 3 partial roadways, and the removal of 3 previously included tax lots and 2 partial roadways, as described in the application.

Key components of the amendment request are:

1. The addition of the following tax parcels to the BCA:
   Block 1824, Lots: 1, 12, 19, 21, 26, 28, 45, 53
   Block 1825, Lots: 21, 55
   Block 1826, Lots: 1, 18, 31
   Block 1833, Lots: 117

2. The addition of partial roadways on 36th Avenue, 37th Avenue, 38th Avenue, 39th Avenue, and Willets Point Boulevard, as shown on the attached Figure 1.

3. The removal of the following tax parcels from the BCA:
   Block 1823, Lots: 1, 3, 12

4. The removal of partial roadways on 34th Avenue and 35th Avenue, as shown on the Attached Figure 1.

5. The final Site bounds will be surveyed and memorialized in the Final Engineering Report (FER).

The above request to amend the BCA, including the above provisions, is hereby granted and incorporated into and is enforceable pursuant to the subject BCA effective upon DEC's receipt of the countersigned Amendment letter from the Applicant. This Amendment is made in accordance with and subject to the BCA and all applicable guidance, regulations and state laws applicable thereto. All other substantive and procedural terms of the Agreement will remain unchanged and in full force and effect regarding the parties to the BCA.

Please print this Amendment, have it signed and dated by an authorized representative(s) to acknowledge acceptance of the Amendment. The original, with signature(s), should be returned back to my attention at:

New York State Department of Environmental Conservation
Division of Environmental Remediation
Attn: Robert W. Schick, P.E.
625 Broadway, 12th Floor
Albany, New York 12233-7011

Please keep a copy of the countersigned letter as proof of the BCA Amendment.

Nothing contained herein constitutes a waiver by the Department or the State of New York of any rights held in accordance with the Agreement or any applicable state and/or federal law or a release for any party from any obligations held under the Agreement or those same laws.

Please contact me if you have any questions in this regard. Thank you for your assistance in this matter.

Sincerely,

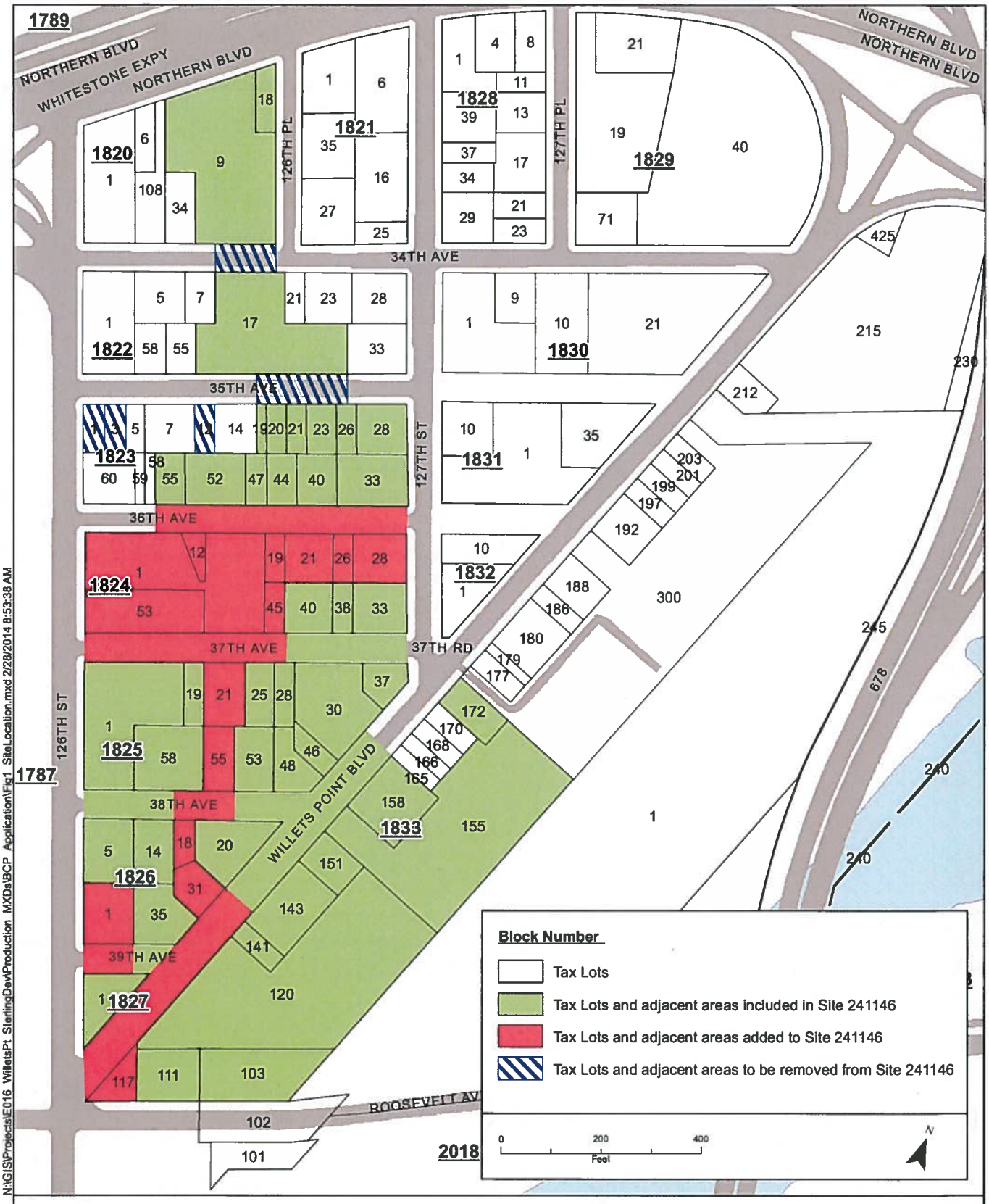
Robert W. Schick, P.E.,
Director
Division of Environmental Remediation

Enclosures

The following Applicants, in signing this letter, do hereby acknowledge and accept the amendment to the BCA as set forth above:

Q. ens Development Group, LLC	July 14, 2014 **Date**	Glenn A. Goldstein By: Name – please print
QDG URA Corporation	July 14, 2014 **Date**	Glenn A. Goldstein By: Name – please print
QDG Hotel Partners, LLC	July 14, 2014 **Date**	Glenn A. Goldstein By: Name – please print
QDG 126th Street Partners, LLC	July 14, 2014 **Date**	Glenn A. Goldstein By: Name – please print
QDG Parking Partners, LLC	July 14, 2014 **Date**	Glenn A. Goldstein By: Name – please print
QDG Retail Partners, LLC	July 14, 2014 **Date**	Glenn A. Goldstein By: Name – please print

ec: Glenn Goldstein and Richard Browne (ggoldstein@related.com)
David Freeman (dfreeman@gibbonslaw.com)
Kevin McCarty (kmccarty@integral-corp.com)
Michael Ryan, DEC
Benjamin Conlon, DEC
Andrew Guglielmi, DEC
Lou Oliva, DEC
Robert Cozzy, DEC
Jane O'Connell, DEC
Dana Kaplan, DEC
Kelly Lewandowski, DEC



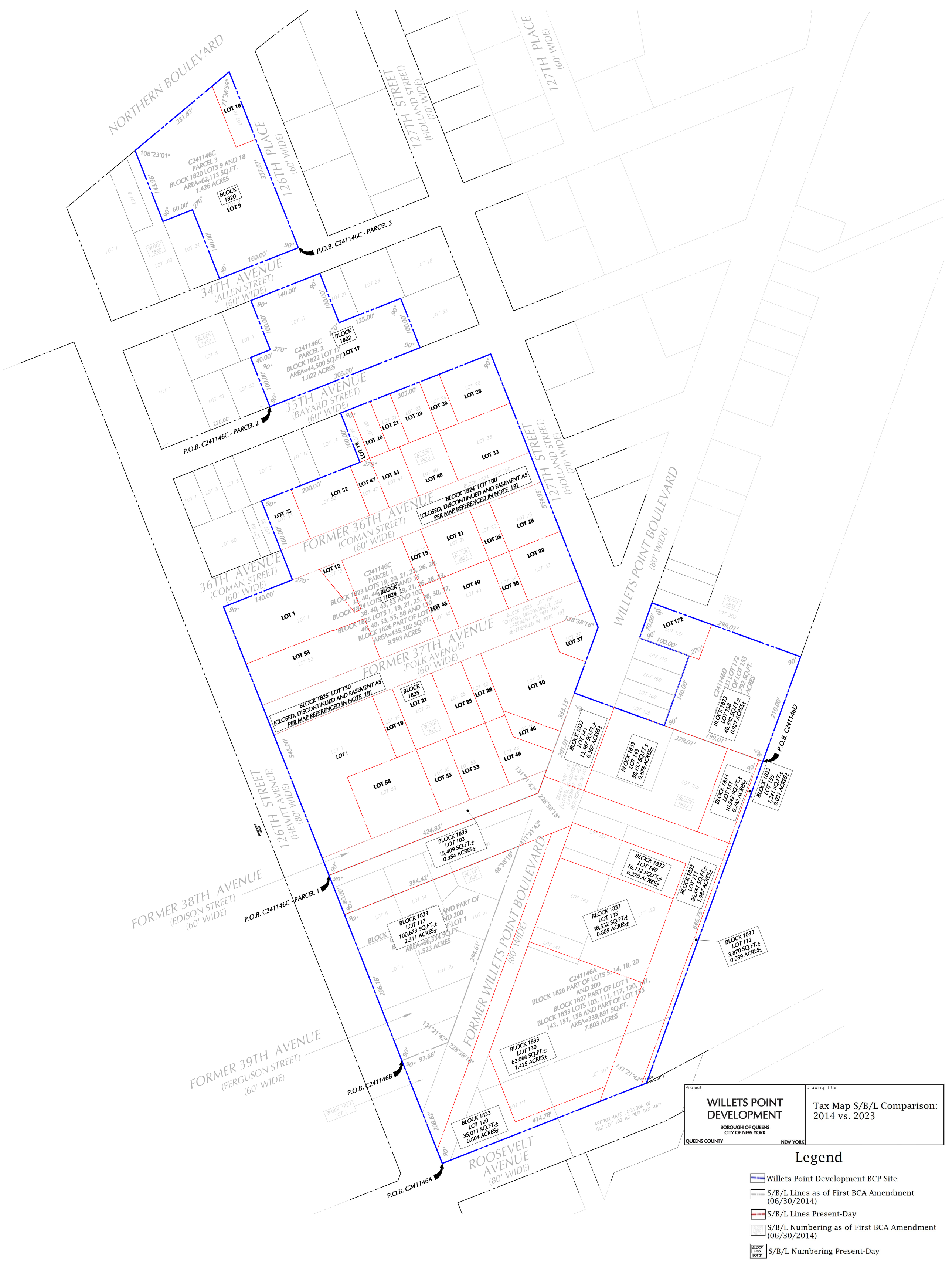
integral engineering pc

Figure 1.
Willets Point BCP Application Area

Willets Point BCP Site - Digital Tax Map - New York City Dept. of Finance - Effective 03/30/2023

Borough Boundary		C50	Condo Flag/Condo Nunber
Tax Block Boundary		A50	Air Right Flag/Lot Number
50	Tax Block Number	S50	Subterranean Right Flag/Lot Number
Tax Lot Boundary		R	REUC Flag
50	Tax Lot Number		Under Water Tax Lot Boundary
~~50~~	Condo FKA Tax Lot Number		Other Boundary
Willets Point Development BCP Site		1	Possession Hook
Removed Encroachment Area*		Misc	Miscelaneous Text
			Small Tax Lot Dimension
Building Footprint			Surface Water

*Not to scale. Please consult Encroachment Area Site Plan

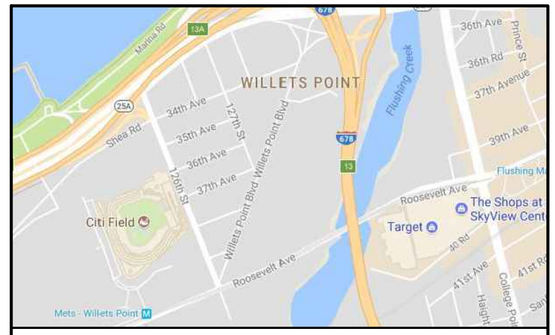

NORTHERN BOULEVARD
126TH PLACE (60' WIDE)
127TH STREET (HOLLAND STREET) (70' WIDE)
127TH PLACE (60' WIDE)
34TH AVENUE (ALLEN STREET) (60' WIDE)
35TH AVENUE (BAYARD STREET) (60' WIDE)
FORMER 36TH AVENUE (COMAN STREET) (60' WIDE)
36TH AVENUE (COMAN STREET) (60' WIDE)
FORMER 37TH AVENUE (POLK AVENUE) (60' WIDE)
WILLETS POINT BOULEVARD (80' WIDE)
126TH STREET (HEWITT AVENUE) (80' WIDE)
FORMER 38TH AVENUE (EDISON STREET) (60' WIDE)
FORMER 39TH AVENUE (FERGUSON STREET) (60' WIDE)
ROOSEVELT AVENUE (80' WIDE)
FORMER WILLETS POINT BOULEVARD (80' WIDE)
C241146C PARCEL 3 BLOCK 1820 LOTS 9 AND 18 AREA=62,113 SQ.FT. 1.426 ACRES
C241146C PARCEL 2 BLOCK 1822 LOT 17 AREA=44,500 SQ.FT. 1.022 ACRES
C241146C PARCEL 1 BLOCK 1823 LOTS 19, 20, 21, 23, 26, 28, 33, 40, 44, 47, 52 AND 55 BLOCK 1824 LOTS 19, 21, 26, 28, 33, 38, 40, 45, 53 AND 100 BLOCK 1825 LOTS 1, 19, 21, 25, 28, 30, 37, 46, 48, 53, 55, 58 AND 150 BLOCK 1826 PART OF LOT 1 AND 200 AREA=435,302 SQ.FT. 9.993 ACRES
C241146A BLOCK 1826 PART OF LOTS 5, 14, 18, 20 AND 200 BLOCK 1827 PART OF LOT 1 BLOCK 1833 LOTS 103, 111, 117, 120, 141, 143, 151, 158 AND PART OF LOT 155 AREA=339,891 SQ.FT. 7.803 ACRES
C241146D BLOCK 1833 LOT 172 AND PART OF LOT 155 AREA=11,792 SQ.FT. 0.271 ACRES
P.O.B. C241146C - PARCEL 3
P.O.B. C241146C - PARCEL 2
P.O.B. C241146C - PARCEL 1
P.O.B. C241146B
P.O.B. C241146A
P.O.B. C241146D
BLOCK 1820 LOT 9
BLOCK 1822 LOT 17
BLOCK 1824 LOT 1
BLOCK 1825 LOT 53
BLOCK 1825 LOT 58
BLOCK 1824 LOT 100 [CLOSED, DISCONTINUED AND EASEMENT AS PER MAP REFERENCED IN NOTE 1B]
BLOCK 1825 LOT 150 [CLOSED, DISCONTINUED AND EASEMENT AS PER MAP REFERENCED IN NOTE 1B]
BLOCK 1833 LOT 158 40,392 SQ.FT.± 0.927 ACRES±
BLOCK 1833 LOT 141 13,387 SQ.FT.± 0.307 ACRES±
BLOCK 1833 LOT 143 38,152 SQ.FT.± 0.876 ACRES±
BLOCK 1833 LOT 151 10,542 SQ.FT.± 0.242 ACRES±
BLOCK 1833 LOT 155 1,341 SQ.FT.± 0.031 ACRES±
BLOCK 1833 LOT 140 16,112 SQ.FT.± 0.370 ACRES±
BLOCK 1833 LOT 111 86,561 SQ.FT.± 1.987 ACRES±
BLOCK 1833 LOT 135 38,532 SQ.FT.± 0.885 ACRES±
BLOCK 1833 LOT 112 3,870 SQ.FT.± 0.089 ACRES±
BLOCK 1833 LOT 103 15,409 SQ.FT.± 0.354 ACRES±
BLOCK 1833 LOT 117 100,673 SQ.FT.± 2.311 ACRES±
BLOCK 1833 LOT 130 62,066 SQ.FT.± 1.425 ACRES±
BLOCK 1833 LOT 120 35,011 SQ.FT.± 0.804 ACRES±
AREA=66,354 SQ.FT. 1.523 ACRES
231.83'
357.07'
143.96'
60.00'
140.00'
160.00'
140.00'
100.00'
125.00'
40.00'
305.00'
220.00'
200.00'
160.00'
140.00'
554.95'
545.00'
424.85'
354.42'
394.61'
296.18'
93.66'
208.82'
414.78'
333.15'
201.01'
379.01'
199.01'
210.00'
646.75'
299.01'
70.00'
100.00'
140.00'
108°23'01"
71°36'59"
138°38'18"
131°21'42"
228°38'18"
48°38'18"
Project
WILLETS POINT DEVELOPMENT
BOROUGH OF QUEENS
CITY OF NEW YORK
QUEENS COUNTY
NEW YORK
Drawing Title
Tax Map S/B/L Comparison: 2014 vs. 2023
Legend
Willets Point Development BCP Site
S/B/L Lines as of First BCA Amendment (06/30/2014)
S/B/L Lines Present-Day
S/B/L Numbering as of First BCA Amendment (06/30/2014)
S/B/L Numbering Present-Day

Attachment C

NOTES

1. THIS SURVEY IS BASED UPON EXISTING PHYSICAL CONDITIONS FOUND AT THE SUBJECT SITE, AND THE FOLLOWING REFERENCES:
   - A. BOROUGH OF QUEENS, SECTIONAL MAPS NO. 39 & 40.
   - B. BOROUGH OF QUEENS, ALTERATION MAP NO. 5000A.
   - C. CURRENT TAX MAP.
   - D. BOUNDARY, TOPOGRAPHIC AND UTILITY SURVEY, TITLED "WILLETS POINT DEVELOPMENT", BY LANGAN, PROJECT NO. 170197601, DRAWING NO. VB103, DATED 10/14/2019, LAST REVISED 04/26/23.
   - E. WRITTEN DESCRIPTION FOR TAX LOT 143 IN BLOCK 1833 IN THE BOROUGH AND COUNTY OF QUEENS, CITY AND STATE OF NEW YORK, PREPARED BY LANGAN, PROJECT NO. 170197601, DATED 07-18-2022.
   - F. WRITTEN DESCRIPTION FOR AREA OF FEATURES ALONG PROPERTY LINE BETWEEN LOTS 143 AND 165 IN BLOCK 1833 IN THE BOROUGH AND COUNTY OF QUEENS, CITY AND STATE OF NEW YORK, PREPARED BY LANGAN, PROJECT NO. 170197610, DATED 07-24-2023.
2. THE SURVEYED PROPERTY IS SUBJECT BUT NOT LIMITED TO THE FOLLOWING FACTS AS REVEALED BY THE HEREON REFERENCED INFORMATION. THE INFORMATION SHOWN HEREON DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ALL INFORMATION THAT MAY AFFECT THE QUALITY OF TITLE TO BOTH THE SUBJECT AND ADJOINING PARCELS SHOULD BE VERIFIED BY AN ACCURATE AND CURRENT TITLE REPORT.

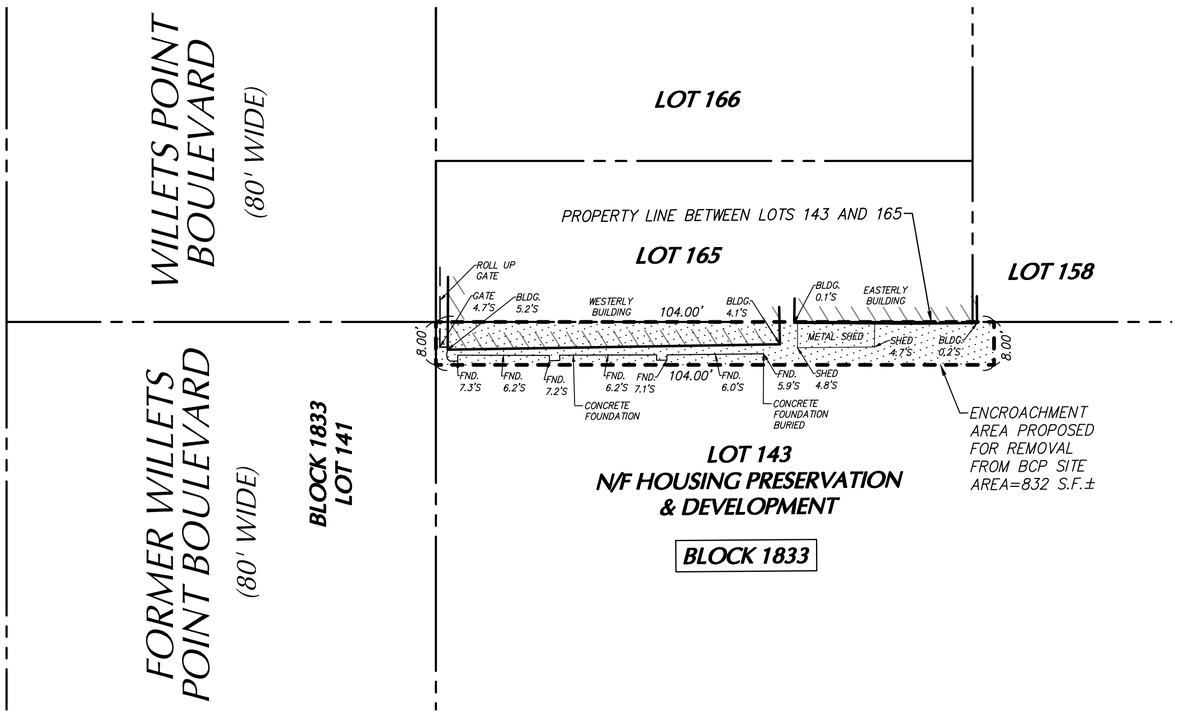
   PER PLAN REFERENCED IN NOTE 1D.
3. THE MERIDIAN OF THIS SURVEY IS REFERENCED TO THE NEW YORK STATE PLANE COORDINATE SYSTEM NYLI NAD 83 AS ESTABLISHED BY GPS METHODS.
4. STREET NAMES AND R.O.W. WIDTHS AS PER MAP REFERENCED IN NOTE 1A, BLOCK AND LOT NUMBERS AS PER MAP REFERENCED IN NOTE 1C.
5. PLANIMETRIC INFORMATION SHOWN HEREON HAS BEEN OBTAINED FROM GROUND SURVEYS BY LANGAN ENGINEERING, ENVIRONMENTAL, SURVEYING, LANDSCAPE ARCHITECTURE AND GEOLOGY, D.P.C. DURING MAY OF 2022.
6. OFFSETS (IF SHOWN) ARE FOR SURVEY REFERENCES ONLY AND ARE NOT TO BE USED IN CONSTRUCTION OF ANY TYPE.
7. WETLANDS, ENVIRONMENTAL AND/OR HAZARDOUS MATERIALS LOCATION, IF ANY, NOT COVERED UNDER THIS CONTRACT.
8. UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.
9. THIS PLAN NOT VALID UNLESS EMBOSSED OR BLUE INK STAMPED WITH THE SEAL OF THE PROFESSIONAL.
10. THE INTENT OF THIS PLAN IS TO SHOW SITE FEATURES AND THEIR RELATION TO THE PROPERTY LINE BETWEEN LOTS 143 AND 165 IN BLOCK 1833. THAT PROPERTY LINE IS DESCRIBED IN THE WRITTEN DESCRIPTION REFERENCED IN NOTE 1E.
11. 832 S.F. IS THE APPROXIMATE AREA OF FEATURES ALONG THE PROPERTY LINE BETWEEN LOTS 143 AND 165 IN BLOCK 1833 AS SHOWN HEREON AND DESCRIBED IN THE WRITTEN DESCRIPTION REFERENCED IN NOTE 1F.
12. THE MAXIMUM EXTENT VALUE OF EACH FEATURE AS MEASURED SOUTHERLY FROM THE PROPERTY LINE BETWEEN LOTS 143 AND 165 IN BLOCK 1833 IS AS FOLLOWS: 5.2 FEET FOR THE WESTERLY BUILDING, 0.2 FEET FOR THE EASTERLY BUILDING, 4.8 FEET FOR THE THE METAL SHED AND 7.3 FEET FOR THE CONCRETE FOUNDATION SHOWN HEREON. THE MAXIMUM EXTENT VALUE IS THE FURTHEST THE LABELED FEATURE EXTENDS SOUTH OF THE PROPERTY LINE (FOR EXAMPLE: THE CONCRETE FOUNDATION MAY EXTEND 5.9 FEET SOUTH OF THE PROPERTY LINE IN SOME AREAS, BUT ITS MAXIMUM EXTENT SOUTH OF THE PROPERTY LINE IS 7.3 FEET).
13. PER FIELD OBSERVATION ON THE DATE OF SURVEY, THE WESTERLY BUILDING AND METAL SHED ARE IN USE BY THE OCCUPANTS OF LOT 165. THE SURVEYOR CANNOT DETERMINE OWNERSHIP OF THE CONCRETE FOUNDATION.



PROJECT LOCATION MAP

SCALE: NOT TO SCALE

SOURCE: GOOGLE MAPS



LEGEND (NOT SHOWN TO SCALE)

	PROPERTY LINE
	RIGHT-OF-WAY LINE
	ENCROACHMENT AREA PROPOSED FOR REMOVAL FROM BCP SITE
FND.	FOUNDATION
BLDG.	BUILDING
S	SOUTH OF PROPERTY LINE

SCALE: 1 INCH = 20 FEET (20 0 5 10 20)

Date	Description	No.
REVISIONS		

WARNING: IT IS A VIOLATION OF THE NYS EDUCATION LAW ARTICLE 145 FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, LAND SURVEYOR OR GEOLOGIST, TO ALTER THIS ITEM IN ANY WAY.

"I hereby state that this plan is based on a field survey made by me or under my immediate supervision in accordance with NYSPLS Code of Practice for Land Surveys, and to the best of my professional knowledge, information and belief, and in my professional opinion, correctly represents the conditions found on the date of the field survey at the subject property".

SIGNATURE 050784-1 — 8-09-2023 DATE SIGNED

PAVEL FISHER
PROFESSIONAL LAND SURVEYOR NY Lic. No. 050784-1

LANGAN
Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C.
21 Penn Plaza, 360 West 31st Street, 8th Floor
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Project
WILLETS POINT DEVELOPMENT
BOROUGH OF QUEENS
CITY OF NEW YORK
QUEENS COUNTY **NEW YORK**

Drawing Title
ENCROACHMENT AREA PROPOSED FOR REMOVAL FROM BCP SITE

Project No.	170197610
Date	08/09/23
Drawn By	JM , TA, NT
Checked By	PDF

Drawing No. **SK-2**

Sheet 01 of 01

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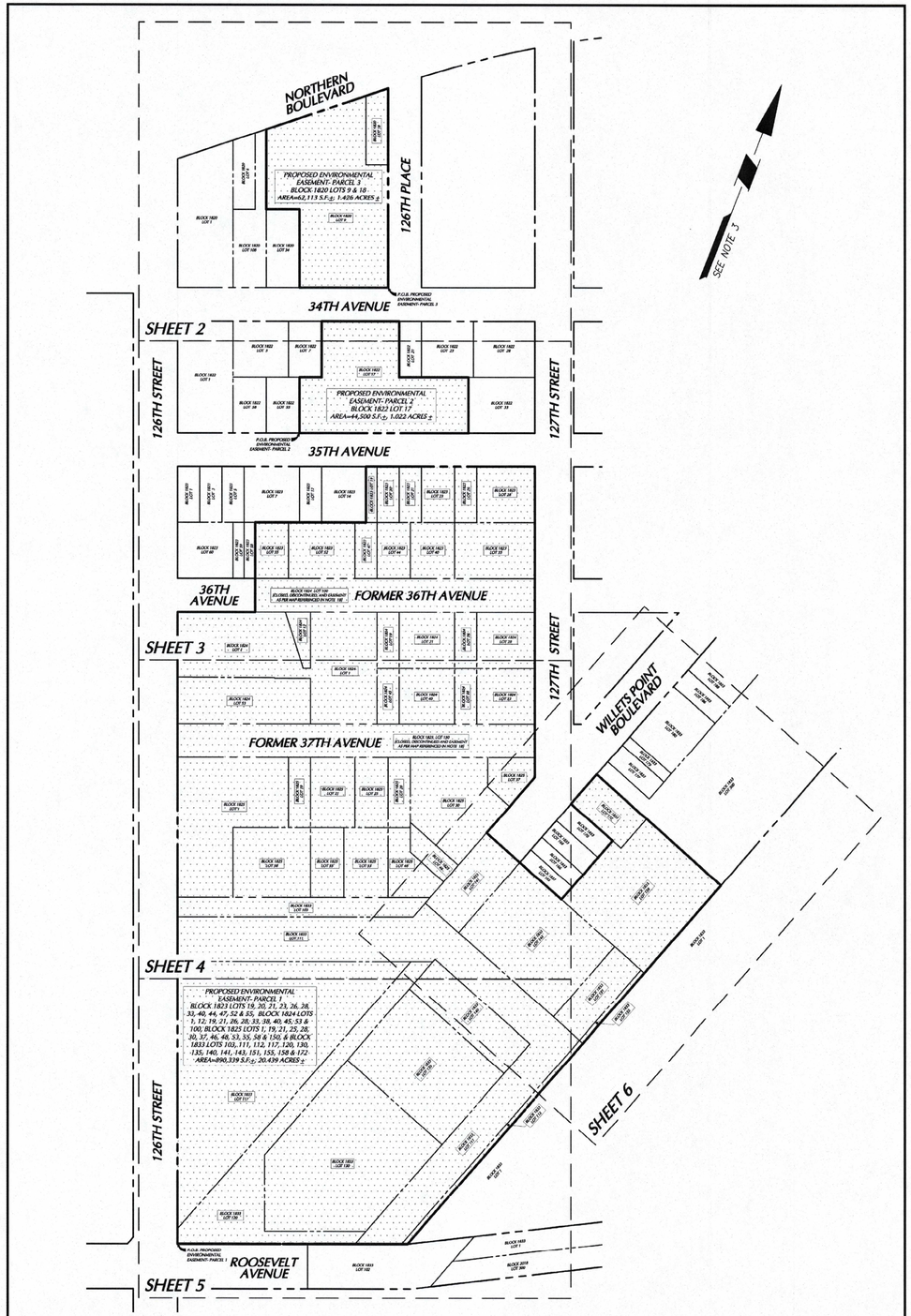
LANGAN PROJECT NO. 170197610

Filename: \\langan.com\data\NYC\data6\170197601\Survey Data - 170197601\Carlson\Existing\CAD\Encroachment Plan\170197610-SK-2.dwg Date: 8/9/2023 Time: 11:37 User: ntortoriello Style Table: Langan.stb Layout: ARCHC-BL-For SK-2

Attachment D



SHEET LAYOUT PLAN
NOT TO SCALE

NOTES

1. THIS SURVEY IS BASED UPON EXISTING PHYSICAL CONDITIONS FOUND AT THE SUBJECT SITE, AND THE FOLLOWING REFERENCES:

A. BOROUGH OF QUEENS, SECTIONAL MAP NOS. 39 & 40.
B. BOROUGH OF QUEENS, ALTERATION MAP NO. 5000A.
C. CURRENT NYC DEPARTMENT OF FINANCE TAX MAPS.
D. BOUNDARY, TOPOGRAPHIC AND UTILITY SURVEY, TITLED "WILLETS POINT DEVELOPMENT", BY LANGAN, PROJECT NO. 170197610, DRAWING NO. VB101, DATED 10/14/2019, LAST REVISED 09/29/2022.
E. DEED, CRFN 2013000010123, RECORDED 01/09/2013 [BLOCK 1826 LOT 1]
F. DEED, CRFN 2009000110671, RECORDED 04/07/2009 [BLOCK 1826 LOTS 5 AND 14]
G. DEED, CRFN 2017000431256, RECORDED 11/24/2017 [BLOCK 1826 LOT 18 AND BLOCK 1833 LOT 117]
H. DEED, CRFN 2010000326858, RECORDED 09/30/2010 [BLOCK 1826 LOT 20]
I. DEED, CRFN 2009000099914, RECORDED 04/06/2009 [BLOCK 1826 LOTS 31 AND 35– NO DESCRIPTION]
J. CERTIFICATE OF TITLE, BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, TITLE NO. 915300, EFFECTIVE DATE 02/28/2022.
K. CERTIFICATE OF TITLE, BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, TITLE NO. 915302, EFFECTIVE DATE 03/01/2022.
L. DEED, CRFN 2022000026245, RECORDED 01/18/2022 [BLOCK 1823 LOTS 19, 20, 21, 23, 26, 28, 44, 47, 52, AND 55]
M. DEED, CRFN 2011000409213, RECORDED 11/23/2011 [BLOCK 1823 LOTS 19, 20, 21, 23, 26, 28, 44, 40, AND PART OF LOT 33]
N. CORRECTION DEED, CRFN 2015000262435, RECORDED 07/30/2015 [BLOCK 1823 PART OF LOT 33].
O. CERTIFICATE OF TITLE, BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, TITLE NO. 915299, EFFECTIVE DATE 02/20/2022.
P. DEED, CRFN 2009000287325, RECORDED 09/04/2009 [BLOCK 1833 LOTS 155, 158, AND 172]
Q. CERTIFICATE OF TITLE, BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, TITLE NO. 915301, EFFECTIVE DATE 02/15/2022.
R. DEED, CRFN 2009000109051, RECORDED 04/14/2009 [BLOCK 1827 LOT 1]
S. CERTIFICATE OF TITLE, BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, TITLE NO. 915305, EFFECTIVE DATE 03/01/2022.
T. CERTIFICATE OF TITLE, BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, TITLE NO. 915306, EFFECTIVE DATE 02/09/2022.
U. DEED, CRFN 2008000493019, RECORDED 12/31/2008 [BLOCK 1822 LOT 17]
V. CERTIFICATE OF TITLE, BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, TITLE NO. 915307, EFFECTIVE DATE 02/09/2022.
W. DEED, CRFN 2009000316243, RECORDED 09/30/2009 [BLOCK 1820 LOT 9]
X. DEED, CRFN 2009000109029, RECORDED 04/14/2009 [BLOCK 1820 LOT 18]
Y. CERTIFICATE OF TITLE, BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, TITLE NO. 915303, EFFECTIVE DATE 03/04/2022.
Z. DEED, CRFN 2010000355256, RECORDED 10/25/2010 [BLOCK 1824 LOTS 1 AND 12]
AA. DEED, CRFN 2022000026245, RECORDED 01/18/2022 [BLOCK 1824 LOTS 19, 21, 26, 38, AND 40].
AB. DEED, CRFN 2009000211840, RECORDED 07/10/2009 [BLOCK 1824 LOT 28]
AC. DEED, CRFN 2012000460137, RECORDED 11/23/2012 [BLOCK 1824 LOT 33]
AD. DEED, CRFN 2016030022017, RECORDED 01/26/2016 [BLOCK 1824 LOT 45]
AE. DEED, CRFN 2014000197747, RECORDED 06/09/2014 [BLOCK 1824 LOT 53]
AF. DEED, CRFN 2018000059163, RECORDED 02/20/2018 [BLOCK 1824 LOT 100]
AG. CERTIFICATE OF TITLE, BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, TITLE NO. 915304, EFFECTIVE DATE 03/01/2022.
AH. DEED, CRFN 2009000417837, RECORDED 12/21/2009 [BLOCK 1825 LOT 1]
AI. DEED, CRFN 2011000294599, RECORDED 08/19/2011 [BLOCK 1825 LOT 19].
AJ. DEED, CRFN 2014000299022, RECORDED 08/01/2014 [BLOCK 1825 LOT 21]
AK. DEED, CRFN 2010000432461, RECORDED 12/28/2010 [BLOCK 1825 LOTS 25, 28, AND 30]
AL. DEED, CRFN 2009000109308, RECORDED 04/14/2009 [BLOCK 1825 LOT 37 AND BLOCK 1833 LOT 180]
AM. DEED, CRFN 2009000389205, RECORDED 11/27/2009 [BLOCK 1825 LOT 46 AND 48]
AN. DEED, CRFN 2010000389537, RECORDED 11/19/2010 [BLOCK 1825 LOT 53]
AO. DEED, CRFN 2012000113102, RECORDED 03/21/2012 [BLOCK 1825 LOT 55]
AP. DEED, CRFN 2013000085410, RECORDED 03/01/2013 [BLOCK 1825 LOT 58]
AQ. DEED, CRFN 2014000299022, RECORDED 09/09/2014 [BLOCK 1825 LOT 21]
AR. DEED, CRFN 2009000395990, RECORDED 12/03/2009 [BLOCK 1833 LOTS 141 AND 151]
AS. DEED, CRFN 2010000315015, RECORDED 09/17/2010 [BLOCK 1833 LOT 111]
AT. DEED, CRFN 2009000287323, RECORDED 09/04/2009 [BLOCK 1833 PART OF LOT 120]
AU. DEED, CRFN 2009000237329, RECORDED 07/31/2009 [BLOCK 1833 LOT 141 AND PART OF LOT 120]
AV. DEED, CRFN 2011000293338, RECORDED 08/19/2011 [BLOCK 1833 LOT 143]
AW. BOROUGH OF QUEENS, ALTERATION MAP NO. 4236.
AX. "TOPOGRAPHIC SURVEY, WILLETS POINT", BY LANGAN, PROJECT NO. 170504001, DRAWING NO. EX–0101, DATED 11/17/2017.
AY. CERTIFICATE OF TITLE, BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, TITLE NO. 910528, EFFECTIVE DATE 12/07/2017.
AZ. CERTIFICATE OF TITLE BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, TITLE NO. 910527, EFFECTIVE DATE NOT PROVIDED.
BA. CERTIFICATE OF TITLE BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, TITLE NO. 910526, EFFECTIVE DATE 12/13/2017.
BB. CERTIFICATE OF TITLE BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, TITLE NO. 910529, EFFECTIVE DATE 12/07/2017.
BC. MAP TITLED "QUEENS SEWER MAP", PREPARED BY NYC DEPARTMENT OF ENVIRONMENTAL PROTECTION, BUREAU OF WATER AND SEWER OPERATIONS ENGINEERING, DATED 01/24/2007.
BD. AS–BUILT SURVEY SEWER PLAN AND PROFILE, PREPARED BY CITY OF NEW YORK DEPARTMENT OF ENVIRONMENTAL PROTECTION, BUREAU OF WATER AND SEWER OPERATIONS ENGINEERING, DIVISION OF REVIEW AND CONSTRUCTION COMPLIANCE PDQ–003/11, PLAN AND PROFILE, DATED 2019/03/01.
BE. AS–BUILT SURVEY STORM PLAN AND PROFILE–III, PREPARED BY CITY OF NEW YORK DEPARTMENT OF ENVIRONMENTAL PROTECTION, BUREAU OF WATER AND SEWER OPERATIONS ENGINEERING, DIVISION OF REVIEW AND CONSTRUCTION COMPLIANCE PDQ–101/10, PLAN AND PROFILE, DATED 2017/11/20.
BF. AS–BUILT STORM PLAN AND PROFILE–II, PREPARED BY STANTEC, RDO–010/10, SHEET 5 OF 27.
BG. "FINAL SURVEY, WILLETS POINT", BY LANGAN, PROJECT NO. 170368806, DRAWING NO. FS–0102, DATED 03/01/2018.
BH. "PRELIMINARY BOUNDARY & PARTIAL TOPOGRAPHIC SURVEY, WILLETS POINT/ CITIFIELD REDEVELOPMENT PROJECT", BY GALLAS SURVEYING GROUP, DRAWING No. 012092, DATED 09/21/2012.
BI. DEPARTMENT OF PUBLIC WORKS, APPROVAL OF SELECTION AND ACQUISITION OF PROPERTY ON ROOSEVELT AVENUE EAST OF 126TH STREET, QUEENS, REQUIRED FOR RECONSTRUCTION OF FOUNDATIONS OF ELEVATED COLUMNS AND ABUTMENTS OF WEST APPROACH OF ROOSEVELT AVENUE BRIDGE, CAL. NO. 177, DATED 10/03/1956.
BJ. DEPARTMENT OF PUBLIC WORKS, SURRENDER OF PROPERTY ON ROOSEVELT AVENUE EAST OF WILLETS POINT BOULEVARD AND EAST OF 126TH STREET, QUEENS, CAL. NO. 78, DATED 01/08/1960.
BK. BOUNDARY, TOPOGRAPHIC AND UTILITY SURVEY TITLED "WILLETS POINT DEVELOPMENT" BY LANGAN, PROJECT NO. 170197605, DRAWING NO. VB102, DATED 04/22/2022.
BL. FINAL SURVEY TITLED "WILLETS POINT DEVELOPMENT" BY LANGAN. PROJECT NO. 170197601, DRAWING NO. FS0101, DATED 05/25/2022, LAST REVISED 07/18/2022.
BM. BOUNDARY, TOPOGRAPHIC AND UTILITY SURVEY TITLED "WILLETS POINT DEVELOPMENT" BY LANGAN, PROJECT NO. 170197601, DRAWING NO. VB103, DATED 10/14/2019, LAST REVISED 04/26/2023.
BN. "NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION BROWNFIELD CLEANUP PROGRAM, BROWNFIELD SITE CLEANUP AGREEMENT, INDEX NO. C241146–10–13", WILLETS POINT DEVELOPMENT, DEC SITE NO.: C241146, LOCATED AT: 126TH STREET/WILLETS POINT BOULEVARD, SIGNED BY ROBERT W. SCHICK, P.E., DIRECTOR, DIVISION OF ENVIRONMENTAL REMEDIATION, DATED 12/16/2013.

2. THE SURVEYED PROPERTY IS SUBJECT BUT NOT LIMITED TO THE FOLLOWING FACTS AS REVEALED BY THE HEREON REFERENCED INFORMATION. THE INFORMATION SHOWN HEREON DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ALL INFORMATION THAT MAY AFFECT THE QUALITY OF TITLE TO BOTH THE SUBJECT AND ADJOINING PARCELS SHOULD BE VERIFIED BY AN ACCURATE AND CURRENT TITLE REPORT.
3. THE MERIDIAN OF THIS SURVEY IS REFERENCED TO THE NEW YORK STATE PLANE COORDINATE SYSTEM NYLI NAD 83 AS ESTABLISHED BY GPS METHODS.
4. STREET NAMES AND R.O.W. WIDTHS AS PER MAP REFERENCED IN NOTE 1A. BLOCK AND LOT NUMBERS AS PER MAP REFERENCED IN NOTE 1C.
5. OFFSETS (IF SHOWN) ARE FOR SURVEY REFERENCES ONLY AND ARE NOT TO BE USED IN CONSTRUCTION OF ANY TYPE.
6. WETLANDS, ENVIRONMENTAL, AND/OR HAZARDOUS MATERIALS LOCATION, IF ANY, NOT COVERED UNDER THIS CONTRACT.
7. UNLESS SPECIFICALLY NOTED HEREON, STORM AND SANITARY SEWER INFORMATION (INCLUDING PIPE INVERT, PIPE MATERIAL, AND PIPE SIZE) WAS OBSERVED AND MEASURED AT FIELD LOCATED STRUCTURES (MANHOLES/CATCH BASINS, ETC.). CONDITIONS CAN VARY FROM THOSE ENCOUNTERED AT THE TIMES WHEN AND THE LOCATIONS WHERE DATA WAS OBTAINED. DESPITE MEETING THE REQUIRED STANDARD OF CARE THE SURVEYOR CANNOT AND DOES NOT WARRANT THAT PIPE MATERIAL AND/OR PIPE SIZE THROUGHOUT THE PIPE RUN ARE THE SAME AS THOSE OBSERVED AT EACH STRUCTURE, OR THAT THE PIPE RUN IS STRAIGHT BETWEEN THE LOCATED STRUCTURES.

   ADDITIONAL UTILITY (WATER, GAS, ELECTRIC, ETC.) DATA MAY BE SHOWN FROM FIELD LOCATED SURFACE MARKINGS (BY OTHERS), EXISTING STRUCTURES, AND/OR FROM EXISTING DRAWINGS.

   UNLESS SPECIFICALLY NOTED HEREON THE SURVEYOR HAS NOT EXCAVATED TO PHYSICALLY LOCATE THE UNDERGROUND UTILITIES. THE SURVEYOR MAKES NO GUARANTEES THAT THE SHOWN UNDERGROUND UTILITIES ARE EITHER IN SERVICE, ABANDONED OR SUITABLE FOR USE, NOR ARE IN THE EXACT LOCATION OR CONFIGURATION INDICATED HEREON.

   PRIOR TO ANY DESIGN OR CONSTRUCTION THE PROPER UTILITY AGENCIES MUST BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS.

   UNLESS NOTED BELOW SUPPLEMENTAL DOCUMENTS WERE NOT USED TO COMPILE THE SUBSURFACE UTILITY INFORMATION SHOWN HEREON.
8. EASEMENTS, LIMITING PLANES, AND/OR OTHER ENCUMBRANCES, IF ANY, NOT SHOWN.
9. ADDRESS, BCP SITE NAME, AND BCP SITE NUMBER PER DOCUMENT CITED IN NOTE 1BN.
10. THE TOTAL AREA OF PROPOSED EASEMENT PARCELS 1, 2, AND 3 IS 996,952 SQUARE FEET OR 22.887 ACRES, MORE OR LESS.
11. UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB–DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.
12. THIS PLAN NOT VALID UNLESS EMBOSSED OR BLUE INK STAMPED WITH THE SEAL OF THE PROFESSIONAL.

SURVEY DESCRIPTION
PROPOSED ENVIRONMENTAL EASEMENT- PARCEL 1
BLOCK 1823 LOTS 19, 20, 21, 23, 26, 28, 33, 40, 44, 47, 52 & 55, BLOCK 1824 LOTS 1, 12, 19, 21, 26, 28, 33, 38, 40, 45, 53 & 100, BLOCK 1825 LOTS 1, 19, 21, 25, 28, 30, 37, 46, 48, 53, 55, 58 & 150, & BLOCK 1833 LOTS 103, 111, 112, 117, 120, 130, 135, 140, 141, 143, 151, 155, 158 & 172

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND SITUATE, LYING BEING IN THE BOROUGH AND COUNTY OF QUEENS, CITY AND STATE OF NEW YORK, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EASTERLY SIDE OF 126TH STREET (KNOWN AS HEWITT AVENUE) (80 FEET WIDE) WITH THE NORTHERLY SIDE OF ROOSEVELT AVENUE (80 FEET WIDE), AND RUNNING THENCE;

NORTHERLY, ALONG SAID EASTERLY SIDE OF 126TH STREET, A DISTANCE OF 1130.00 FEET TO THE POINT FORMED BY THE INTERSECTION OF SAID EASTERLY SIDE OF 126TH STREET WITH THE SOUTHERLY SIDE OF 36TH AVENUE (KNOWN AS COMAN STREET) (60 FEET WIDE), THENCE;

EASTERLY, ALONG SAID SOUTHERLY SIDE OF 36TH AVENUE, FORMING AN INTERIOR ANGLE OF 90°00'00" WITH THE PREVIOUS COURSE, A DISTANCE OF 140.00 FEET TO THE WESTERLY LINE OF BLOCK 1824 TAX LOT 100, THENCE;

NORTHERLY, ALONG SAID WESTERLY LINE OF BLOCK 1824 TAX LOT 100 AND ITS PROLONGATION, FORMING AN INTERIOR ANGLE OF 270°00'00" WITH THE PREVIOUS COURSE, A DISTANCE OF 160.00 FEET TO A POINT, THENCE;

EASTERLY, FORMING AN INTERIOR ANGLE OF 90°00'00" WITH THE PREVIOUS COURSE, A DISTANCE OF 200.00 FEET TO A POINT, THENCE;

NORTHERLY, FORMING AN INTERIOR ANGLE OF 270°00'00" WITH THE PREVIOUS COURSE, A DISTANCE OF 100.00 FEET TO A POINT ON THE SOUTHERLY SIDE OF 35TH AVENUE (KNOWN AS BAYARD STREET) (60 FEET WIDE), THENCE;

EASTERLY, ALONG SAID SOUTHERLY SIDE OF 35TH AVENUE, FORMING AN INTERIOR ANGLE OF 90°00'00" WITH THE PREVIOUS COURSE, A DISTANCE OF 305.00 FEET TO THE POINT FORMED BY THE INTERSECTION OF SAID SOUTHERLY SIDE OF 35TH AVENUE WITH THE WESTERLY SIDE OF 127TH STREET (KNOWN AS HOLLAND STREET) (70 FEET WIDE), THENCE;

SOUTHERLY, ALONG SAID WESTERLY SIDE OF 127TH STREET, FORMING AN INTERIOR ANGLE OF 90°00'00" WITH THE PREVIOUS COURSE, A DISTANCE OF 554.85 FEET TO THE POINT FORMED BY THE INTERSECTION OF SAID WESTERLY SIDE OF 127TH STREET WITH THE NORTHERLY SIDE OF WILLETS POINT BOULEVARD (80 FEET WIDE), THENCE;

SOUTHWESTERLY, ALONG SAID NORTHERLY SIDE OF WILLETS POINT BOULEVARD, FORMING AN INTERIOR ANGLE OF 136°38'16" WITH THE PREVIOUS COURSE, A DISTANCE OF 132.14 FEET TO THE NORTHEASTERLY LINE OF BLOCK 1833 TAX LOT 141, THENCE;

SOUTHEASTERLY, ALONG SAID NORTHEASTERLY LINE OF BLOCK 1833 TAX LOT 141 AND ITS PROLONGATION, FORMING AN INTERIOR ANGLE OF 270°00'00" WITH THE PREVIOUS COURSE, A DISTANCE OF 180.00 FEET TO A POINT, THENCE;

NORTHEASTERLY, FORMING AN INTERIOR ANGLE OF 270°00'00" WITH THE PREVIOUS COURSE, A DISTANCE OF 140.00 FEET TO A POINT, THENCE;

NORTHWESTERLY, FORMING AN INTERIOR ANGLE OF 270°00'00" WITH THE PREVIOUS COURSE, A DISTANCE OF 100.00 FEET TO A POINT ON THE SOUTHERLY SIDE OF WILLETS POINT BOULEVARD, THENCE;

NORTHEASTERLY, ALONG SAID SOUTHERLY SIDE OF WILLETS POINT BOULEVARD, FORMING AN INTERIOR ANGLE OF 90°00'00" WITH THE PREVIOUS COURSE, A DISTANCE OF 70.00 FEET TO A POINT, THENCE;

SOUTHEASTERLY, FORMING AN INTERIOR ANGLE OF 90°00'00" WITH THE PREVIOUS COURSE, A DISTANCE OF 299.01 FEET TO A POINT, THENCE;

SOUTHWESTERLY, FORMING AN INTERIOR ANGLE OF 90°00'00" WITH THE PREVIOUS COURSE, A DISTANCE OF 856.73 FEET TO A POINT ON SAID NORTHERLY SIDE OF ROOSEVELT AVENUE, THENCE;

SOUTHWESTERLY, FORMING AN INTERIOR ANGLE OF 90°00'00" WITH THE PREVIOUS COURSE, A DISTANCE OF 856.73 FEET TO A POINT ON SAID NORTHERLY SIDE OF ROOSEVELT AVENUE, THENCE;

WESTERLY, ALONG SAID NORTHERLY SIDE OF ROOSEVELT AVENUE, FORMING AN INTERIOR ANGLE OF 131°21'42" WITH THE PREVIOUS COURSE, A DISTANCE OF 414.78 FEET TO THE POINT OR PLACE OF BEGINNING.

ENCOMPASSING AN AREA OF 890,339 SQUARE FEET OR 20.439 ACRES, MORE OR LESS.

SURVEY DESCRIPTION
PROPOSED ENVIRONMENTAL EASEMENT- PARCEL 2
BLOCK 1822 LOT 17

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND SITUATE, LYING BEING IN THE BOROUGH AND COUNTY OF QUEENS, CITY AND STATE OF NEW YORK, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY SIDE OF 35TH AVENUE (KNOWN AS BAYARD STREET) (60 FEET WIDE), DISTANT 220.00 FEET EASTERLY FROM THE INTERSECTION OF SAID NORTHERLY SIDE OF 35TH AVENUE WITH THE EASTERLY SIDE OF 126TH STREET (KNOWN AS HEWITT AVENUE) (80 FEET WIDE), AND RUNNING THENCE;

NORTHERLY, FORMING AN ANGLE ON THE NORTHEASTERLY SIDE OF 90°00'00" WITH THE PREVIOUS COURSE PROLONGATION, A DISTANCE OF 100.00 FEET TO A POINT, THENCE;

EASTERLY, FORMING AN INTERIOR ANGLE OF 90°00'00" WITH THE PREVIOUS COURSE, A DISTANCE OF 40.00 FEET TO A POINT, THENCE;

NORTHERLY, FORMING AN INTERIOR ANGLE OF 270°00'00" WITH THE PREVIOUS COURSE, A DISTANCE OF 100.00 FEET TO A POINT ON THE SOUTHERLY SIDE OF 34TH AVENUE (KNOWN AS ALLEN STREET) (60 FEET WIDE), THENCE;

EASTERLY, ALONG SAID SOUTHERLY SIDE OF 34TH AVENUE, FORMING AN INTERIOR ANGLE OF 90°00'00" WITH THE PREVIOUS COURSE, A DISTANCE OF 140.00 FEET TO A POINT, THENCE;

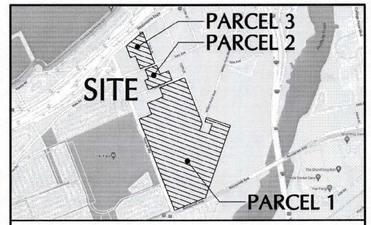
SOUTHERLY, FORMING AN INTERIOR ANGLE OF 90°00'00" WITH THE PREVIOUS COURSE, A DISTANCE OF 100.00 FEET TO A POINT, THENCE;

EASTERLY, FORMING AN INTERIOR ANGLE OF 270°00'00" WITH THE PREVIOUS COURSE, A DISTANCE OF 125.00 FEET TO A POINT, THENCE;

SOUTHERLY, FORMING AN INTERIOR ANGLE OF 90°00'00" WITH THE PREVIOUS COURSE, A DISTANCE OF 100.00 FEET TO A POINT ON SAID NORTHERLY SIDE OF 35TH AVENUE, THENCE;

WESTERLY, ALONG SAID NORTHERLY SIDE OF 35TH AVENUE, FORMING AN INTERIOR ANGLE OF 90°00'00" WITH THE PREVIOUS COURSE, A DISTANCE OF 305.00 FEET TO THE POINT OR PLACE OF BEGINNING.

ENCOMPASSING AN AREA OF 44,500 SQUARE FEET OR 1.022 ACRES, MORE OR LESS.



PROJECT LOCATION MAP
SCALE: NOT TO SCALE

SOURCE: HTTPS://WWW.NGS.NOAA.GOV/NGSDATAEXPLORER/

LEGEND (NOT SHOWN TO SCALE)

S.F.	SQUARE FEET
P.O.B.	POINT OF BEGINNING
	PROPERTY LINE
	RIGHT–OF–WAY LINE
	SHEET LINE/MATCHLINE
	PROPOSED ENVIRONMENTAL EASEMENT

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 THIS 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 CAN BE OBTAINED FROM NYS DEPARTMENT OF ENVIRONMENTAL CONSERVATION, DIVISION OF ENVIRONMENTAL REMEDIATION, SITE CONTROL SECTION, 625 BROADWAY, ALBANY, NY 12233 OR AT derweb@dec.ny.gov.

Date	Description	No.
REVISIONS		

"I hereby state that this plan is based on a field survey made by me or under my immediate supervision in accordance with NYSPLS Code of Practice for Land Surveys and to the best of my professional knowledge, information and belief, and in my professional opinion, correctly represents the conditions found on the date of the field survey for the said property."

SIGNATURE — STATE SURVEYED

JOSEPH ROMANO
PROFESSIONAL LAND SURVEYOR NY STATE LIC. NO. 050130–1

LANGAN
Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C.
21 Penn Plaza, 360 West 31st Street, 8th Floor
New York, NY 10001
T: 212.479.5400 F: 212.479.5444 www.langan.com

Project	126TH STREET/WILLETS POINT BOULEVARD BCP SITE NAME: WILLETS POINT DEVELOPMENT BCP SITE NO.: C241146 BLOCK No. 1820, LOT Nos. 9 & 18, BLOCK No. 1822, LOT No. 17, BLOCK No. 1823, LOT Nos. 19, 20, 21, 23, 26, 28, 33, 40, 44, 47, 52 & 55, BLOCK No. 1824, LOT Nos. 1, 12, 19, 21, 26, 28, 33, 38, 40, 45, 53 & 100, BLOCK No. 1825, LOT Nos. 1, 19, 21, 25, 28, 30, 37, 46, 48, 53, 55, 58 & 150, BLOCK No. 1833, LOT Nos. 103, 111, 112, 117, 120, 130, 135, 140, 141, 143, 151, 155, 158 & 172 BOROUGH OF QUEENS, CITY OF NEW YORK QUEENS COUNTY NEW YORK
Drawing Title	ENVIRONMENTAL EASEMENT SURVEY
Project No.	170197605
Date	05/15/2023
Drawn By	LB
Checked By	JER
Drawing No.	DEC101
	Sheet 01 of 06

PROJECT NO. 170197605

LANGAN
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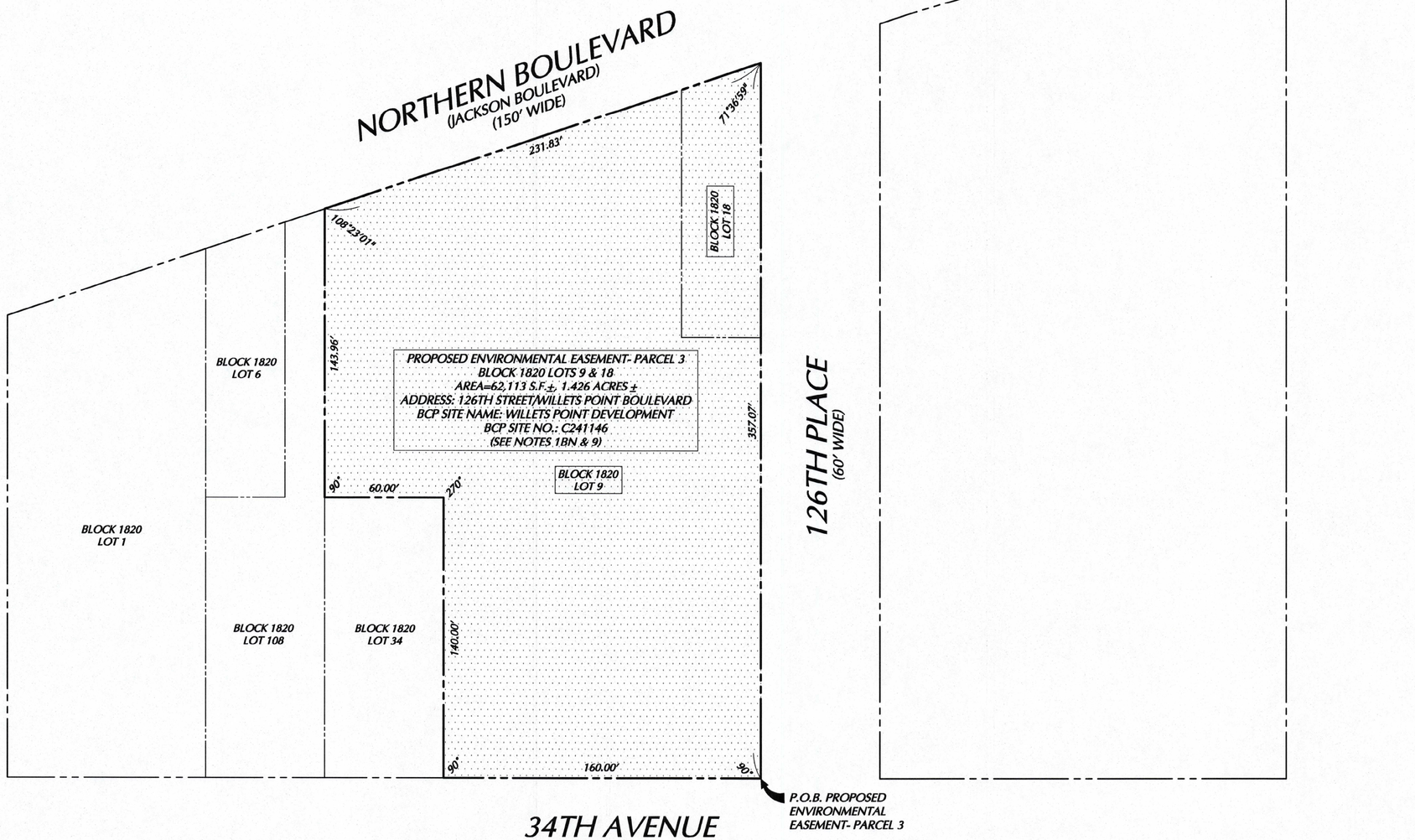
Filename: \\langan.com\data\NYC\data01\170197605\Project Data_Discipline\Survey-170197605_OU-ZICADI\Existing\DEC Easement Survey\170197605-DEC0101-Cover Sheet.dwg Date: 5/24/2023 Time: 07:39 User: lbarbiner Style Table: Langan.stb Layout: ARCH-D-BL



SEE SHEET 001 OF 006 FOR NOTES AND SHEET LAYOUT PLAN

LEGEND (NOT SHOWN TO SCALE)

S.F.	SQUARE FEET
P.O.B.	POINT OF BEGINNING
	PROPERTY LINE
	RIGHT-OF-WAY LINE
	SHEET LINE/MATCHLINE
	PROPOSED ENVIRONMENTAL EASEMENT

9.144 0 4.572 9.144
SCALE: 1 INCH = 9.144 METERS

30 0 15 30
SCALE: 1 INCH = 30 FEET

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Date	Description	No.
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SIGNATURE

DATE SIGNED

JOSEPH ROMANO
PROFESSIONAL LAND SURVEYOR NY Lic. No. 050130-1

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21 Penn Plaza, 360 West 31st Street, 8th Floor
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Project
126TH STREET/WILLETS POINT BOULEVARD
BCP SITE NAME: WILLETS POINT DEVELOPMENT
BCP SITE NO.: C241146
BLOCK No. 1820, LOT Nos. 9 & 18, BLOCK No. 1822, LOT No. 17, BLOCK No. 1823, LOT Nos. 19, 20, 21, 23, 26, 28, 33, 40, 44, 47, 52 & 55, BLOCK No. 1824, LOT Nos. 1, 12, 19, 21, 26, 28, 33, 38, 40, 45, 53 & 100, BLOCK No. 1825, LOT Nos. 1, 19, 21, 25, 28, 30, 37, 46, 48, 53, 55, 58 & 150, BLOCK No. 1833, LOT Nos. 103, 111, 112, 117, 120, 130, 135, 140, 141, 143, 151, 155, 158 & 172
BOROUGH OF QUEENS, CITY OF NEW YORK
QUEENS COUNTY NEW YORK

Drawing Title
ENVIRONMENTAL EASEMENT SURVEY

Project No.	170197605
Date	05/15/2023
Drawn By	LB
Checked By	JER

Drawing No.
DEC101

Sheet 02 of 06

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SEE SHEET 2

SEE SHEET 2

BLOCK 1822 LOT 1

BLOCK 1822 LOT 5

BLOCK 1822 LOT 7

BLOCK 1822 LOT 17

BLOCK 1822 LOT 21

BLOCK 1822 LOT 23

BLOCK 1822 LOT 28

BLOCK 1822 LOT 58

BLOCK 1822 LOT 55

BLOCK 1822 LOT 33

100.00'

100.00'

100.00'

100.00'

90°

40.00'

270°

270°

125.00'

90°

220.00'

90°

305.00'

90°

SEE NOTE 3

PROPOSED ENVIRONMENTAL EASEMENT- PARCEL 2
BLOCK 1822 LOT 17
AREA=44,500 S.F.±, 1.022 ACRES ±
ADDRESS: 126TH STREET/WILLETS POINT BOULEVARD
BCP SITE NAME: WILLETS POINT DEVELOPMENT
BCP SITE NO.: C241146
(SEE NOTES 1BN & 9)

P.O.B. PROPOSED ENVIRONMENTAL EASEMENT- PARCEL 2

35TH AVENUE
(BAYARD STREET)
(60' WIDE)

126TH STREET
(HEWITT AVENUE)
(80' WIDE)

127TH STREET
(HOLLAND STREET)
(70' WIDE)

BLOCK 1823 LOT 1

BLOCK 1823 LOT 3

BLOCK 1823 LOT 5

BLOCK 1823 LOT 7

BLOCK 1823 LOT 12

BLOCK 1823 LOT 14

BLOCK 1823 LOT 19

BLOCK 1823 LOT 20

BLOCK 1823 LOT 21

BLOCK 1823 LOT 23

BLOCK 1823 LOT 26

BLOCK 1823 LOT 28

100.00'

90°

305.00'

90°

200.00'

90°

270°

BLOCK 1823 LOT 60

BLOCK 1823 LOT 59

BLOCK 1823 LOT 58

BLOCK 1823 LOT 55

BLOCK 1823 LOT 52

BLOCK 1823 LOT 47

BLOCK 1823 LOT 44

BLOCK 1823 LOT 40

BLOCK 1823 LOT 33

160.00'

36TH AVENUE
(COMAN STREET)
(60' WIDE)

BLOCK 1824 LOT 100
[CLOSED, DISCONTINUED, AND EASEMENT AS PER MAP REFERENCED IN NOTE 1B]

FORMER 36TH AVENUE
(COMAN STREET)
(60' WIDE)

90°

140.00'

270°

554.95'

BLOCK 1824 LOT 1

BLOCK 1824 LOT 12

BLOCK 1824 LOT 1

BLOCK 1824 LOT 19

BLOCK 1824 LOT 21

BLOCK 1824 LOT 26

BLOCK 1824 LOT 28

SEE SHEET 4

SEE SHEET 4

SEE SHEET 001 OF 006 FOR NOTES AND SHEET LAYOUT PLAN

LEGEND (NOT SHOWN TO SCALE)

S.F.	SQUARE FEET
P.O.B.	POINT OF BEGINNING
	PROPERTY LINE
	RIGHT-OF-WAY LINE
	SHEET LINE/MATCHLINE
	PROPOSED ENVIRONMENTAL EASEMENT

9.144 0 4.572 9.144
SCALE: 1 INCH = 9.144 METERS

30 0 15 30
SCALE: 1 INCH = 30 FEET

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SIGNATURE DATE SIGNED

JOSEPH ROMANO
PROFESSIONAL LAND SURVEYOR NO. 050130-1

STATE OF NEW YORK JOSEPH E. ROMANO 050130 LICENSED PROFESSIONAL SURVEYOR

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BOROUGH OF QUEENS, CITY OF NEW YORK
QUEENS COUNTY NEW YORK

Drawing Title
ENVIRONMENTAL EASEMENT SURVEY

Project No. 170197605
Date 05/15/2023
Drawn By LB
Checked By JER

Drawing No. DEC101
Sheet 03 of 06

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PROJECT NO. 170197605

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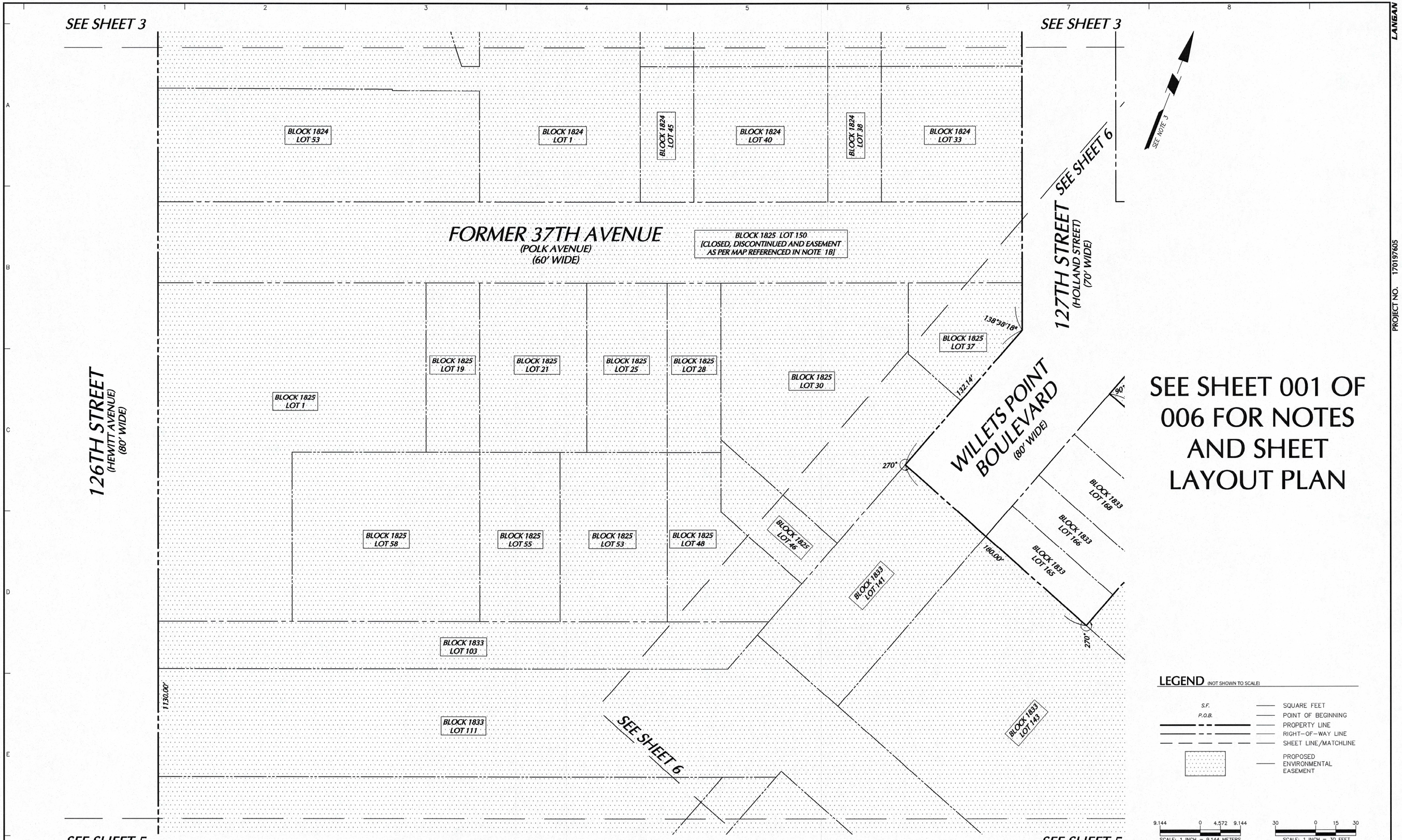

SEE SHEET 001 OF 006 FOR NOTES AND SHEET LAYOUT PLAN

LEGEND (NOT SHOWN TO SCALE)

- S.F. — SQUARE FEET
- P.O.B. — POINT OF BEGINNING
- PROPERTY LINE
- RIGHT–OF–WAY LINE
- SHEET LINE/MATCHLINE
- PROPOSED ENVIRONMENTAL EASEMENT

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ENVIRONMENTAL EASEMENT SURVEY

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PROJECT NO. 170197605

SEE SHEET 4

SEE SHEET 4

SEE SHEET 6

PROPOSED ENVIRONMENTAL EASEMENT- PARCEL 1
BLOCK 1823 LOTS 19, 20, 21, 23, 26, 28, 33, 40, 44, 47, 52 & 55, BLOCK 1824 LOTS 1, 12, 19, 21, 26, 28, 33, 38, 40, 45, 53 & 100, BLOCK 1825 LOTS 1, 19, 21, 25, 28, 30, 37, 46, 48, 53, 55, 58 & 150, & BLOCK 1833 LOTS 103, 111, 112, 117, 120, 130, 135, 140, 141, 143, 151, 155, 158 & 172
AREA=890,339 S.F.±, 20.439 ACRES ±
ADDRESS: 126TH STREET/WILLETS POINT BOULEVARD
BCP SITE NAME: WILLETS POINT DEVELOPMENT
BCP SITE NO.: C241146
(SEE NOTES 1BN & 9)

BLOCK 1833 LOT 140

SEE NOTE 3

BLOCK 1833 LOT 117

BLOCK 1833 LOT 135

856.73'

SEE SHEET 6

BLOCK 1833 LOT 112

BLOCK 1833 LOT 111

126TH STREET
(HEWITT AVENUE)
(80' WIDE)

BLOCK 1833 LOT 130

BLOCK 1833 LOT 1

BLOCK 1833 LOT 120

131°21'42"

90°

414.78'

P.O.B. PROPOSED ENVIRONMENTAL EASEMENT- PARCEL 1

ROOSEVELT AVENUE
(80' WIDE)

BLOCK 1833 LOT 102

BLOCK 2018 LOT 300

SEE SHEET 001 OF 006 FOR NOTES AND SHEET LAYOUT PLAN

LEGEND (NOT SHOWN TO SCALE)

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Sheet 05 of 06

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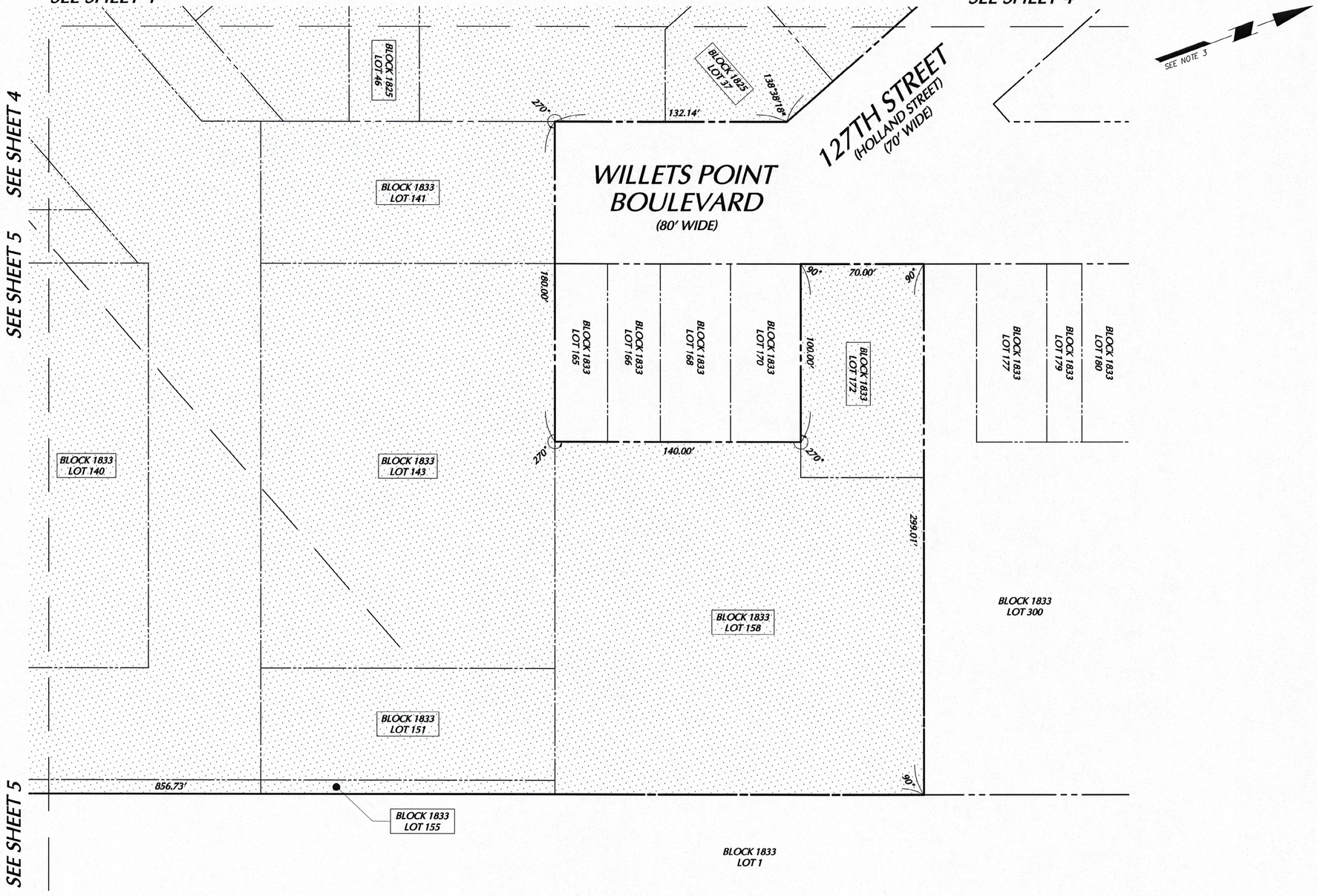

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