

# NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

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

December 28, 2023

Glenn Goldstein and Scott Wilpon  
Willets Point Phase I Owner, LLC  
Willets Point Phase I LIHTC Owner, L.P.  
Queens Development Group, LLC  
QDG Hotel Partners, LLC  
QDG 126<sup>th</sup> Street Partners, LLC  
QDG Parking Partners, LLC  
QDG Retail Partners, LLC  
30 Hudson Yards, 72<sup>nd</sup> Floor  
New York, NY 10001

Re: Certificate of Completion  
Willets Point Development Phase 1  
Housing Building 1 & 2  
Queens, Queens County  
Site No. C241146

Dear Glenn Goldstein and Scott Wilpon,

Congratulations on having satisfactorily completed the remedial program at the Willets Point Development Phase 1 Housing Building 1 & 2 site. Enclosed please find an original, signed Certificate of Completion (COC). The New York State Department of Environmental Conservation (NYSDEC) is pleased to inform you that the Final Engineering Report is hereby approved, allowing the COC to be issued for the above-referenced site.

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

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

Wendi Zheng  
New York State Department of Environmental Conservation  
Division of Environmental Remediation  
47-40 21<sup>st</sup> Street  
Long Island City, NY 11101

- Provide the Notice of Certificate of Completion to the Document Repositories within 10 days of issuance of the COC. NYSDEC will develop a fact sheet announcing the issuance of the COC and describing the institutional and engineering controls (IC/ECs), if any, that are required at the site and distribute it to the County Listserv within 10 days;
- Implement NYSDEC-approved Site Management Plan (SMP) which details the activities necessary to assure the performance, effectiveness, and protectiveness of the remedial program; and you must report the results of these activities to NYSDEC in a Periodic Review Report (PRR) which also includes any required IC/EC Certifications. The site IC/ECs are identified on the attached Site Management Form. The first PRR including the certification of the IC/ECs is due to NYSDEC in April 2025.

If you have any questions, please do not hesitate to contact Wendi Zheng, NYSDEC's project manager, at 718-482-7541.

Sincerely,

*Andrew Guglielmi*

Andrew Guglielmi  
Division Director  
Division of Environmental Remediation

ec w/ enclosure:

C. Vooris, [christine.vooris@health.ny.gov](mailto:christine.vooris@health.ny.gov)  
S. McLaughlin, [scarlett.mclaughlin@health.ny.gov](mailto:scarlett.mclaughlin@health.ny.gov)  
S. Selmer, [stephanie.selmer@health.ny.gov](mailto:stephanie.selmer@health.ny.gov)  
J. Hayes, [jahayes@langan.com](mailto:jahayes@langan.com)  
G. Nicholls, [gnicholls@langan.com](mailto:gnicholls@langan.com)  
M. Chertok, [mchertok@sprlaw.com](mailto:mchertok@sprlaw.com)  
C. Leas, [cleas@sprlaw.com](mailto:cleas@sprlaw.com)  
M. Gokey, [matthew.gokey@tax.ny.gov](mailto:matthew.gokey@tax.ny.gov)  
P. Takac, [paul.takac@tax.ny.gov](mailto:paul.takac@tax.ny.gov)

ec w/o enclosure:

J. O'Connell, A. Obligado, W. Zheng, J. Andalaro, L. Schmidt, K. Lewandowski

NYSDEC BROWNFIELD CLEANUP PROGRAM (BCP)  
*CERTIFICATE OF COMPLETION*

**CERTIFICATE HOLDER(S):**

<b>Name</b>	<b>Address</b>
QDG 126th Street Partners, LLC	30 Hudson Yards, 72nd Floor, New York, NY 10001
QDG Hotel Partners, LLC	30 Hudson Yards, 72nd Floor, New York, NY 10001
QDG Parking Partners, LLC	30 Hudson Yards, 72nd Floor, New York, NY 10001
QDG Retail Partners, LLC	30 Hudson Yards, 72nd Floor, New York, NY 10001
Queens Development Group, LLC	30 Hudson Yards, 72nd Floor, New York, NY 10001
Willets Point Phase I LIHTC Owner, L.P.	30 Hudson Yards, 72nd Floor, New York, NY 10001
Willets Point Phase I Owner, LLC	30 Hudson Yards, 72nd Floor, New York, NY 10001

**BROWNFIELD CLEANUP AGREEMENT:**

<b>Application Approval:</b> 10/8/13	<b>Agreement Execution:</b> 12/16/13
<b>Agreement Index No.:</b> C241146-10-13	
<b>Application Amendment Approval:</b> 6/30/14	<b>Agreement Amendment Execution:</b> 7/14/14
<b>Application Amendment Approval:</b> none	<b>Agreement Amendment Execution:</b> 9/26/14
<b>Application Amendment Approval:</b> none	<b>Agreement Amendment Execution:</b> 6/10/20
<b>Application Amendment Approval:</b> 6/1/22	<b>Agreement Amendment Execution:</b> 6/1/22
<b>Application Amendment Approval:</b> 9/15/23	<b>Agreement Amendment Execution:</b> 9/15/23
<b>Application Amendment Approval:</b> 10/31/23	<b>Agreement Amendment Execution:</b> 10/31/23
<b>Application Amendment Approval:</b> 12/19/23	<b>Agreement Amendment Execution:</b> 12/19/23

**SITE INFORMATION:**

**Site No.:** C241146 **Site Name:** Willets Point Development Phase 1 Housing Building 1 and 2

**Site Owner:** City of New York  
Willets Point Phase I Housing Development Fund Corporation  
Willets Point Phase I Owner, LLC

**Street Address:** 126-01 Roosevelt Avenue, 126-43 39th Avenue, and 126-55 39th Avenue

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

**Site Size:** 3.114 Acres

**Tax Map Identification Number(s):** 1833-120, 1833-130, 1833-135

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

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

**CERTIFICATE ISSUANCE**

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

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

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

**Allowable Uses under the BCP:** Restricted-Residential, Commercial, and Industrial

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

**Tax Credit Provisions:**

Site Preparation and On-Site Groundwater Remediation Credit Component Rate is 28 %

Eligibility for Tangible Property Credit is available because the certificate holder submitted documentation to the Department's satisfaction that the project was an Affordable Housing project. If affordable housing is not constructed there is no Tangible Property Credits. Tangible Property Credit is 10%. Comprised of 10% Base.

Dependent upon the project being developed in a manner consistent with the approved Brownfield Cleanup Program application, additional rate increases may be available if the site is developed as affordable housing (5%), if the Certificate Holder receives a separate Determination of Conformance with the BOA from the Secretary of State (5%), if the site is located in a disadvantaged community and not located in an EnZone (5%), if the site is developed as a renewable energy facility site (5%), or if the site is used primarily for manufacturing activities (5%) not to exceed a maximum 24 %.

The Remedial Program includes use restrictions or reliance on the long-term employment of institutional or engineering controls which are contained in the approved Site Management Plan and an Environmental Easement granted pursuant to ECL Article 71, Title 36 which has been duly recorded in the Recording Office for Queens County as 2023000319251.

#### **LIABILITY LIMITATION**

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

#### **CERTIFICATE TRANSFERABILITY**

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

#### **CERTIFICATE MODIFICATION/REVOCATION**

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

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

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

Basil Seggos  
Commissioner  
New York State Department of Environmental Conservation

By: Andrew Guglielmi Date: 12/28/2023

Andrew O. Guglielmi, Director  
Division of Environmental Remediation



## **Exhibit A**

### **Site Description**

**Legal Description of Environmental Easement Area**

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 26.79 FEET TO A POINT, THENCE;

NORTHEASTERLY, FORMING AN INTERIOR ANGLE OF 138°38'18" WITH THE PREVIOUS COURSE, A DISTANCE OF 637.15 FEET TO A POINT, THENCE;

EASTERLY, FORMING AN INTERIOR ANGLE OF 131°21'42" WITH THE PREVIOUS COURSE, A DISTANCE OF 39.97 FEET TO A POINT, THENCE;

SOUTHWESTERLY, FORMING AN INTERIOR ANGLE OF 48°38'18" WITH THE PREVIOUS COURSE, A DISTANCE OF 64.84 FEET TO A POINT, THENCE;

SOUTHEASTERLY, FORMING AN INTERIOR ANGLE OF 270°00'00" WITH THE PREVIOUS COURSE, A DISTANCE OF 228.00 FEET TO A POINT, THENCE;

SOUTHWESTERLY, FORMING AN INTERIOR ANGLE OF 90°00'00" WITH THE PREVIOUS COURSE, A DISTANCE OF 407.26 FEET TO A POINT ON SAID NORTHERLY SIDE OF ROOSEVELT AVENUE, THENCE;

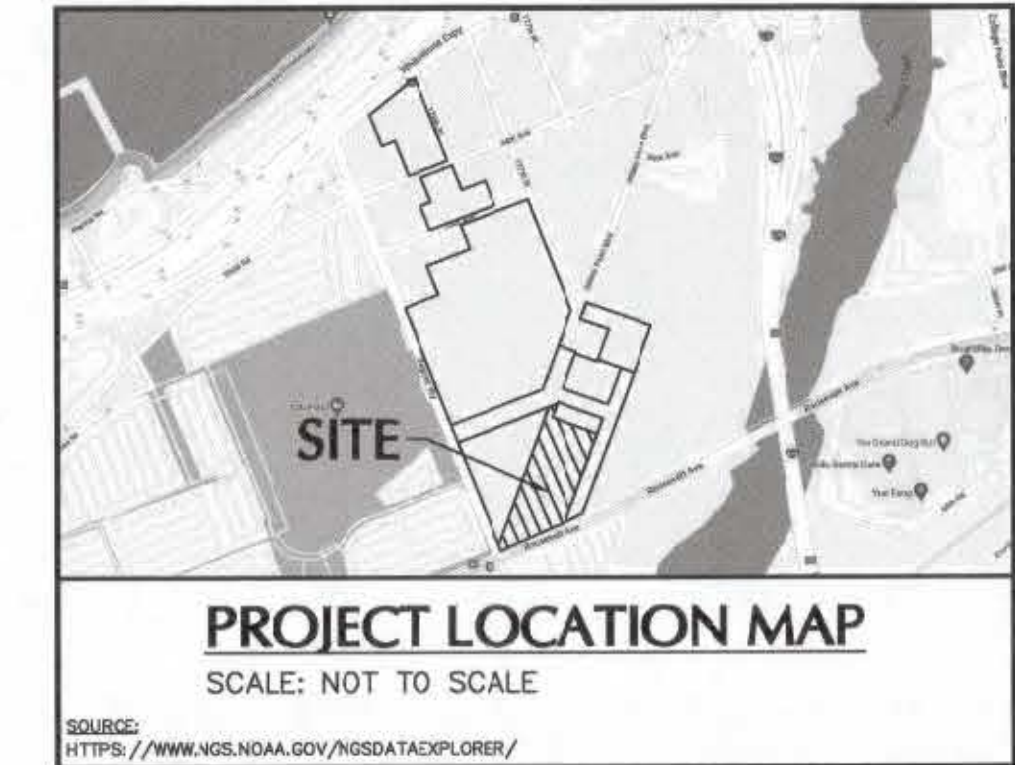
WESTERLY, ALONG SAID NORTHERLY SIDE OF ROOSEVELT AVENUE, FORMING AN INTERIOR ANGLE OF 131°21'42" WITH THE PREVIOUS COURSE, A DISTANCE OF 320.16 FEET TO THE POINT OR PLACE OF BEGINNING.

ENCOMPASSING AN AREA OF 135,609 SQUARE FEET OR 3.114 ACRES, MORE OR LESS.

**Exhibit B**

**Site Survey**





PROJECT LOCATION MAP  
SCALE: NOT TO SCALE

SOURCE:  
HTTPS://WWW.NYS.NDA.GOV/NOISDATA/CP/CRF/

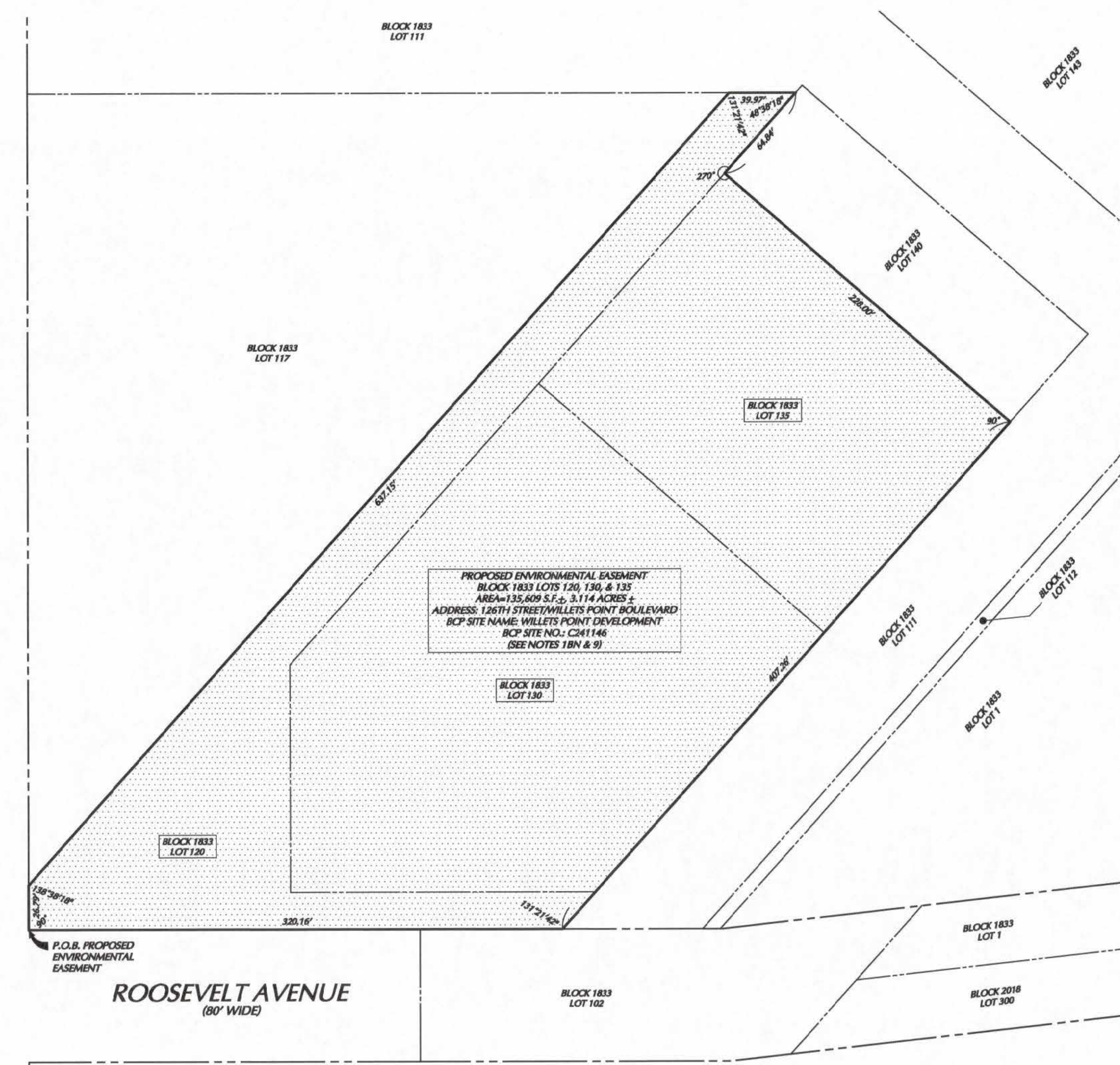
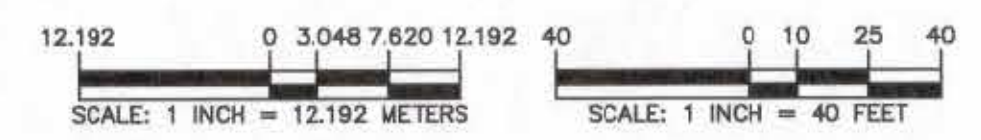
NOTES

- 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. 170197605, DRAWING NO. V8103, DATED 04/14/2019, LAST REVISED 06/26/2023.
E. DEED, OFRN 2013000210123, RECORDED 01/09/2013 [BLOCK 1826 LOT 1].
F. DEED, OFRN 2009000109871, RECORDED 04/07/2009 [BLOCK 1826 LOTS 5 AND 14].
G. DEED, OFRN 2017000431256, RECORDED 11/24/2017 [BLOCK 1826 LOT 18 AND BLOCK 1833 LOT 117].
H. DEED, OFRN 2010000328858, RECORDED 09/20/2010 [BLOCK 1826 LOT 26].
I. DEED, OFRN 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. 915302, EFFECTIVE DATE 03/01/2022.
K. DEED, OFRN 2022000026245, RECORDED 01/18/2022 [BLOCK 1823 LOTS 19, 20, 21, 23, 26, 28, 44, 40, 47, 52, AND 55].
L. DEED, OFRN 2010000409213, RECORDED 11/23/2010 [BLOCK 1823 LOTS 18, 20, 21, 23, 26, 28, 44, 40, AND PART OF LOT 33].
M. CORRECTION DEED, OFRN 201000028435, RECORDED 07/20/2010 [BLOCK 1823 PART OF LOT 33].
N. CERTIFICATE OF TITLE BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, TITLE NO. 915209, EFFECTIVE DATE 02/20/2022.
O. DEED, OFRN 2009000287325, RECORDED 09/04/2009 [BLOCK 1833 LOTS 155, 156, AND 172].
P. CERTIFICATE OF TITLE BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, TITLE NO. 915301, EFFECTIVE DATE 02/15/2022.
Q. DEED, OFRN 2008000108051, RECORDED 04/14/2008 [BLOCK 1827 LOT 1].
R. CERTIFICATE OF TITLE BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, TITLE NO. 915305, EFFECTIVE DATE 03/01/2022.
S. CERTIFICATE OF TITLE BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, TITLE NO. 915306, EFFECTIVE DATE 02/09/2022.
T. DEED, OFRN 2008000493019, RECORDED 12/31/2008 [BLOCK 1822 LOT 17].
U. CERTIFICATE OF TITLE BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, TITLE NO. 915307, EFFECTIVE DATE 02/09/2022.
V. DEED, OFRN 2008000316243, RECORDED 09/20/2008 [BLOCK 1825 LOT 9].
W. DEED, OFRN 2008000108029, RECORDED 04/14/2008 [BLOCK 1825 LOT 18].
X. CERTIFICATE OF TITLE BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, TITLE NO. 915303, EFFECTIVE DATE 03/04/2022.
Y. DEED, OFRN 2010000355256, RECORDED 10/25/2010 [BLOCK 1824 LOTS 1 AND 12].
Z. DEED, OFRN 2022000026245, RECORDED 01/18/2022 [BLOCK 1824 LOTS 19, 21, 26, 38, AND 40].
AA. DEED, OFRN 2009000211840, RECORDED 07/10/2009 [BLOCK 1824 LOT 28].
AB. DEED, OFRN 2012000460157, RECORDED 11/23/2012 [BLOCK 1824 LOT 33].
AC. DEED, OFRN 2014000025017, RECORDED 01/26/2014 [BLOCK 1824 LOT 45].
AD. DEED, OFRN 2014000097747, RECORDED 06/09/2014 [BLOCK 1824 LOT 53].
AE. DEED, OFRN 2018000058163, RECORDED 02/20/2018 [BLOCK 1824 LOT 100].
AF. CERTIFICATE OF TITLE BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, TITLE NO. 915304, EFFECTIVE DATE 03/01/2022.
AG. DEED, OFRN 2008000417837, RECORDED 12/21/2008 [BLOCK 1825 LOT 1].
AH. DEED, OFRN 2011000294589, RECORDED 08/19/2011 [BLOCK 1825 LOT 19].
AI. DEED, OFRN 2014000299022, RECORDED 08/01/2014 [BLOCK 1825 LOT 21].
AJ. DEED, OFRN 2010000431256, RECORDED 12/28/2010 [BLOCK 1825 LOTS 25, 28, AND 30].
AK. DEED, OFRN 2008000108008, RECORDED 04/14/2008 [BLOCK 1825 LOT 37 AND BLOCK 1833 LOT 180].
AL. DEED, OFRN 2008000388205, RECORDED 11/27/2008 [BLOCK 1825 LOT 46 AND 48].
AM. DEED, OFRN 2010000388357, RECORDED 11/19/2010 [BLOCK 1825 LOT 53].
AN. DEED, OFRN 2012000113102, RECORDED 03/21/2012 [BLOCK 1825 LOT 55].
AO. DEED, OFRN 2013000085410, RECORDED 03/01/2013 [BLOCK 1825 LOT 58].
AP. DEED, OFRN 2014000299022, RECORDED 08/09/2014 [BLOCK 1825 LOT 21].
AQ. DEED, OFRN 2008000385990, RECORDED 12/03/2008 [BLOCK 1833 LOTS 103 AND 151].
AR. DEED, OFRN 2010000315015, RECORDED 09/17/2010 [BLOCK 1833 LOT 111].
AS. DEED, OFRN 2008000287325, RECORDED 09/04/2008 [BLOCK 1833 PART OF LOT 120].
AT. DEED, OFRN 2009000237329, RECORDED 07/31/2009 [BLOCK 1833 LOT 141 AND PART OF LOT 120].
AU. DEED, OFRN 2011000293338, RECORDED 08/19/2011 [BLOCK 1833 LOT 143].
AV. BOROUGH OF QUEENS ALTERATION MAP NO. 4236.
AW. "TOPOGRAPHIC SURVEY, WILLETS POINT" BY LANGAN, PROJECT NO. 170504001, DRAWING NO. EX-0101, DATED 11/17/2017.
AX. CERTIFICATE OF TITLE BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, TITLE NO. 910528, EFFECTIVE DATE 12/07/2017.
AY. CERTIFICATE OF TITLE BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, TITLE NO. 910527, EFFECTIVE DATE NOT PROVIDED.
AZ. CERTIFICATE OF TITLE BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, TITLE NO. 910525, EFFECTIVE DATE 12/15/2017.
BA. CERTIFICATE OF TITLE BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, TITLE NO. 910520, EFFECTIVE DATE 12/07/2017.
BB. MAP TITLED "QUEENS SEWER MAP", PREPARED BY NYC DEPARTMENT OF ENVIRONMENTAL PROTECTION, BUREAU OF WATER AND SEWER OPERATIONS ENGINEERING, DATED 01/24/2007.
BC. 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 P00-003/11, PLAN AND PROFILE, DATED 2019/03/01.
BD. AS-BUILT SURVEY STORM PLAN AND PROFILE-B, PREPARED BY CITY OF NEW YORK DEPARTMENT OF ENVIRONMENTAL PROTECTION BUREAU OF WATER AND SEWER OPERATIONS ENGINEERING, DIVISION OF REVIEW AND CONSTRUCTION COMPLIANCE P00-101/10, PLAN AND PROFILE, DATED 2017/11/20.
BE. AS-BUILT STORM PLAN AND PROFILE-A, PREPARED BY STANTEC, 800-010/10, SHEET 5 OF 27.
BF. FINAL SURVEY, WILLETS POINT, BY LANGAN, PROJECT NO. 170385006, DRAWING NO. FS-0162, DATED 03/01/2018.
BG. "PRELIMINARY BOUNDARY & PARTIAL TOPOGRAPHIC SURVEY, WILLETS POINT/ OFFSHORE RESEVELOPMENT PROJECT" BY GALLS SURVEYING GROUP, DRAWING NO. 013062, DATED 09/21/2012.
BH. 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.
BI. 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.
BJ. BOUNDARY, TOPOGRAPHIC AND UTILITY SURVEY TITLED "WILLETS POINT DEVELOPMENT" BY LANGAN, PROJECT NO. 170197605, DRAWING NO. V8103, DATED 04/22/2022.
BK. FINAL SURVEY TITLED "WILLETS POINT DEVELOPMENT" BY LANGAN, PROJECT NO. 170197605, DRAWING NO. V8103, DATED 10/14/2019, LAST REVISED 04/26/2023.
BL. "NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION BROWNFIELD CLEANUP PROGRAM, BROWNFIELD SITE CLEANUP AGREEMENT, INDEX NO. C241146-10-11, WILLETS POINT DEVELOPMENT, DEC SITE NO.: C241146, LOCATED AT: 126TH STREET/WILLETS POINT BOULEVARD, SIGNED BY ROBERT W. SCHOK, P.E., DIRECTOR, DIVISION OF ENVIRONMENTAL REMEDIATION, DATED 12/16/2013.
BM. PARTIAL BOUNDARY SURVEY TITLED "WILLETS POINT DEVELOPMENT" BY LANGAN, PROJECT NO. 170197605, DRAWING NO. SK-1, DATED 06/10/2022, LAST REVISED 07/24/2023.
2. THE SURVEYED PROPERTY IS SUBJECT BUT NOT LIMITED TO THE FOLLOWING FACTS AS REVEALED BY THE HEREIN REFERENCED INFORMATION. THE INFORMATION SHOWN HEREIN 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 NYU NAD 83 AS ESTABLISHED BY GPS METHODS.
4. STREET NAMES AND R.O.M. 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. METLANDS, 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 IDENTIFICATION OF UTILITY TYPES 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. UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7208, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.
11. THIS PLAN NOT VALID UNLESS EMBOSSED OR BLUE INK STAMPED WITH THE SEAL OF THE PROFESSIONAL.

SURVEY DESCRIPTION  
PROPOSED ENVIRONMENTAL  
EASEMENT  
BLOCK 1833 LOTS 120, 130, & 135

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, BOUNDARY 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 28.79 FEET TO A POINT, THENCE:
NORTHEASTERLY, FORMING AN INTERIOR ANGLE OF 138°38'18" WITH THE PREVIOUS COURSE, A DISTANCE OF 63.15 FEET TO A POINT, THENCE:
EASTERLY, FORMING AN INTERIOR ANGLE OF 131°21'42" WITH THE PREVIOUS COURSE, A DISTANCE OF 38.97 FEET TO A POINT, THENCE:
SOUTHWESTERLY, FORMING AN INTERIOR ANGLE OF 48°38'18" WITH THE PREVIOUS COURSE, A DISTANCE OF 64.84 FEET TO A POINT, THENCE:
SOUTHEASTERLY, FORMING AN INTERIOR ANGLE OF 27°00'00" WITH THE PREVIOUS COURSE, A DISTANCE OF 230.02 FEET TO A POINT, THENCE:
SOUTHWESTERLY, FORMING AN INTERIOR ANGLE OF 80°00'00" WITH THE PREVIOUS COURSE, A DISTANCE OF 407.28 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 320.16 FEET TO THE POINT OR PLACE OF BEGINNING.
ENCLOSING AN AREA OF 135,609 SQUARE FEET OR 3.114 ACRES, MORE OR LESS.

LEGEND (NOT SHOWN TO SCALE)
S.F. - SQUARE FEET
P.O.B. - POINT OF BEGINNING
- - - PROPERTY LINE
- - - RIGHT-OF-WAY LINE
[Stippled Area] - PROPOSED ENVIRONMENTAL EASEMENT



PROPOSED ENVIRONMENTAL EASEMENT  
BLOCK 1833 LOTS 120, 130, & 135  
AREA=135,609 S.F.±, 3.114 ACRES ±  
ADDRESS: 126TH STREET/WILLETS POINT BOULEVARD  
BCP SITE NAME: WILLETS POINT DEVELOPMENT  
BCP SITE NO.: C241146  
(SEE NOTES 1BN & 9)

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

ROOSEVELT AVENUE  
(80' WIDE)

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.

Table with 3 columns: Date, Description, No. and a REVISIONS section.

I hereby state that this is a true and correct copy of a field survey made by me or under my immediate supervision in accordance with NYSPLS Code of Practice, as amended, 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 work of the subject property.
PAUL 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
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. 1833, LOT Nos. 120, 130, & 135  
BOROUGH OF QUEENS  
CITY OF NEW YORK

Drawing Title: ENVIRONMENTAL EASEMENT SURVEY

Project No. 170197605  
Date 08/23/2023  
Drawn By LB  
Checked By PDF  
Drawing No. DEC102  
Sheet 01 of 01



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

**Willets Point Development Phase 1 Housing Building 1 and 2, Site ID No. C241146**  
**126-01 Roosevelt Avenue, 126-43 39th Avenue, and 126-55 39th Avenue, Queens, NY, 11356**  
**Queens, Queens County, Tax Map Identification Number: Block 1833 Lots 120, 130, 135**

**PLEASE TAKE NOTICE**, the New York State Department of Environmental Conservation (NYSDEC) has issued a Certificate of Completion (Certificate) pursuant to Article 27, Title 14 of the New York State Environmental Conservation Law (ECL) to QDG 126th Street Partners, LLC, QDG Hotel Partners, LLC, QDG Parking Partners, LLC, QDG Retail Partners, LLC, Queens Development Group, LLC, Willets Point Phase I LIHTC Owner, L.P. and Willets Point Phase I Owner, LLC for a parcel approximately 3.114 acres located at 126-01 Roosevelt Avenue, 126-43 39th Avenue, and 126-55 39th Avenue in Queens, Queens County.

**PLEASE TAKE NOTICE**, the Certificate was issued upon satisfaction of the Commissioner, following review by NYSDEC of the Final Engineering Report and data submitted pursuant to the Brownfield Site Cleanup Agreement, as well as any other relevant information regarding the site, that the remediation requirements set forth in ECL Article 27, Title 14 have been or will be achieved in accordance with the time frames, if any, established in the Remedial Work Plan.

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

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

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

**PLEASE TAKE NOTICE**, the remedial program relies upon use restrictions or the long-term employment of institutional or engineering controls; such institutional or engineering controls are contained in an Environmental Easement granted pursuant to ECL Article 71, Title 36 which has been duly recorded in the Recording Office for Kings County as 2023000319251.

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

**PLEASE TAKE NOTICE**, provided that the Environmental Easement, SMP and Certificate are complied with, the Certificate holder(s) shall be entitled to the liability limitation provided in ECL Section 27-1421. The liability limitation shall run with the land, extending to the Certificate holder's successors or assigns through acquisition of title to the site and to a person who develops or otherwise

**Willets Point Development Phase 1 Housing Building 1 and 2, C241146  
126-01 Roosevelt Avenue, Queens, NY, 11356**

occupies the site, subject to certain limitations as set forth in ECL Section 27-1421. The liability limitation shall be subject to all rights reserved to the State by ECL Section 27-1421.2 and any other applicable provision of law.

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

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

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

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

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

**PLEASE TAKE NOTICE**, a copy of the Certificate can be reviewed at the NYSDEC's Region 2 Office located at 47-40 21st Street, Long Island City, NY 11101, by contacting the Regional Environmental Remediation Engineer, or at <https://www.dec.ny.gov/data/DecDocs/C241146/>.

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

City of New York  
c/o New York City Economic Development Corporation

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

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

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

STATE OF NEW YORK            ) SS:  
COUNTY OF                    )

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

**Willets Point Development Phase 1 Housing Building 1 and 2, C241146  
126-01 Roosevelt Avenue, Queens, NY, 11356**

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

Willets Point Phase I Housing Development Fund Corporation

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

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

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

STATE OF NEW YORK            ) SS:  
COUNTY OF                    )

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

**Willets Point Development Phase 1 Housing Building 1 and 2, C241146  
126-01 Roosevelt Avenue, Queens, NY, 11356**

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

Willets Point Phase I Owner, LLC

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

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

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

STATE OF NEW YORK            ) SS:  
COUNTY OF                    )

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

\_\_\_\_\_  
Signature and Office of individual  
taking acknowledgment

**Please record and return to:**  
Glenn Goldstein  
Queens Development Group, LLC  
c/o Related Companies  
30 Hudson Yards, 72<sup>nd</sup> Floor  
New York, NY 10001



**NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION**  
**Site Management Form**  
 12/14/2023



**SITE DESCRIPTION**

**SITE NO.** C241146

**SITE NAME** Willets Point Development Phase 1 Housing Bldg 1&2

**SITE ADDRESS:** 126-01 Roosevelt Avenue, 126-43 39th Avenue, and 126-55 39th Avenue

**ZIP CODE:** 11356

**CITY/TOWN:** Queens

**COUNTY:** Queens

**ALLOWABLE USE:** Restricted-Residential, Commercial, and Industrial

**SITE MANAGEMENT DESCRIPTION**

**SITE MANAGEMENT PLAN INCLUDES:** YES NO

IC/EC Certification Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Monitoring Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Operation and Maintenance (O&M) Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Periodic Review Frequency: once a year

Periodic Review Report Submitted Date: 04/30/2025

**Description of Institutional Control**

**City of NY, c/o NYC Econ. Dev. Corp.**

110 William Street

**1833-120**

Environmental Easement

Block: 1833

Lot: 120

Sublot:

Section:

Subsection:

S\_B\_L Image: 1833-120

Ground Water Use Restriction

IC/EC Plan

Landuse Restriction

Monitoring Plan

Site Management Plan

Soil Management Plan

**1833-130**

Environmental Easement

Block: 1833

Lot: 130

Sublot:

Section:

Subsection:

S\_B\_L Image: 1833-130

Ground Water Use Restriction

IC/EC Plan

Landuse Restriction

Monitoring Plan

Site Management Plan

Soil Management Plan

**1833-135**

Environmental Easement

Block: 1833

Lot: 135

Sublot:

Section:

Subsection:

S\_B\_L Image: 1833-135

Ground Water Use Restriction

IC/EC Plan

Landuse Restriction

Monitoring Plan

Site Management Plan

Soil Management Plan

**Description of Engineering Control**

**City of NY, c/o NYC Econ. Dev. Corp.**

110 William Street

**1833-120**

Environmental Easement

Block: 1833

Lot: 120

Sublot:

Section:

Subsection:

S\_B\_L Image: 1833-120

Cover System

Monitoring Wells

Vapor Mitigation

**1833-130**

Environmental Easement

Block: 1833

Lot: 130

Sublot:

Section:

Subsection:

S\_B\_L Image: 1833-130

Cover System

Monitoring Wells

Vapor Mitigation

**1833-135**

Environmental Easement

Block: 1833

Lot: 135

Sublot:

Section:

Subsection:

S\_B\_L Image: 1833-135

Cover System

Monitoring Wells

Vapor Mitigation