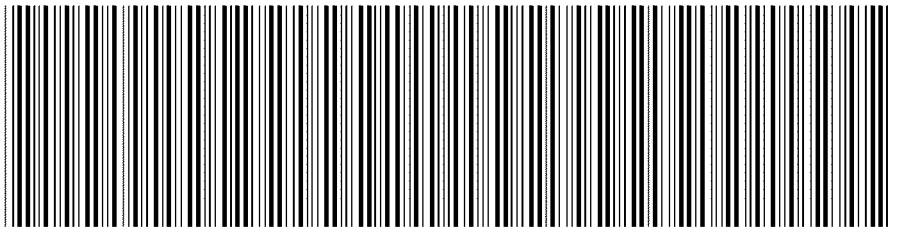


APPENDIX A
ENVIRONMENTAL EASEMENT

NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER

This page is part of the instrument. The City Register will rely on the information provided by you on this page for purposes of indexing this instrument. The information on this page will control for indexing purposes in the event of any conflict with the rest of the document.



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RECORDING AND ENDORSEMENT COVER PAGE

PAGE 1 OF 15

Document ID: 2024041800659001

Document Date: 04-17-2024

Preparation Date: 04-18-2024

Document Type: EASEMENT

Document Page Count: 11

PRESENTER:

ROYAL ABSTRACT OF NEW YORK LLC (TITLE#)
125 PARK AVENUE, SUITE 1610
NEW YORK, NY 10017
212-376-0900
SDEJESUS@ROYALABSTRACT.COM

RETURN TO:

ROYAL ABSTRACT OF NEW YORK LLC (TITLE#)
125 PARK AVENUE, SUITE 1610
NEW YORK, NY 10017
212-376-0900
SDEJESUS@ROYALABSTRACT.COM

PROPERTY DATA

Borough	Block	Lot	Unit	Address
QUEENS	1823	19	Entire Lot	N/A 35TH AVENUE

Property Type: NON-RESIDENTIAL VACANT LAND

Borough	Block	Lot	Unit	Address
QUEENS	1823	20	Entire Lot	N/A 35TH AVENUE

Property Type: NON-RESIDENTIAL VACANT LAND

☒ Additional Properties on Continuation Page

CROSS REFERENCE DATA

CRFN _____ or DocumentID _____ or _____ Year _____ Reel _____ Page _____ or File Number _____

PARTIES

GRANTOR/SELLER:

THE CITY OF NEW YORK
CITY HALL
NEW YORK, NY 10007

GRANTEE/BUYER:

NYS DEPARTMENT OF ENVIRONMENTAL
CONSERVATION
625 BROADWAY
ALBANY, NY 12233

FEES AND TAXES

Mortgage :

Mortgage Amount: \$ 0.00

Taxable Mortgage Amount: \$ 0.00

Exemption:

TAXES: County (Basic): \$ 0.00

City (Additional): \$ 0.00

Spec (Additional): \$ 0.00

TASF: \$ 0.00

MTA: \$ 0.00

NYCTA: \$ 0.00

Additional MRT: \$ 0.00

TOTAL: \$ 0.00

Recording Fee: \$ 200.00

Affidavit Fee: \$ 0.00

Filing Fee:

\$ 250.00

NYC Real Property Transfer Tax:

\$ 0.00

NYS Real Estate Transfer Tax:

\$ 0.00

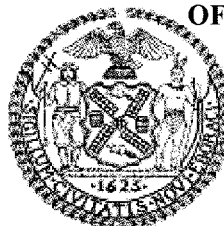
RECORDED OR FILED IN THE OFFICE
OF THE CITY REGISTER OF THE

CITY OF NEW YORK

Recorded/Filed 04-19-2024 13:43

City Register File No.(CRFN):

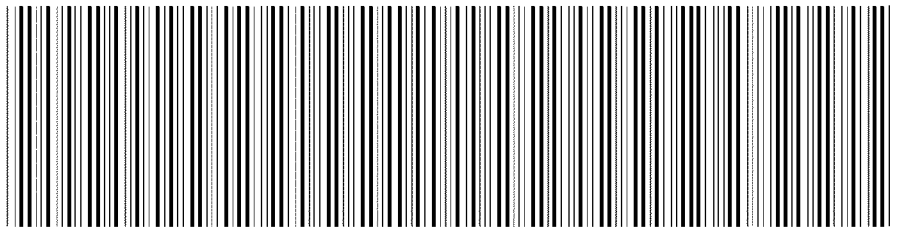
2024000101649



Colette N. Chiu-Jacques

City Register Official Signature

**NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER**



2024041800659001001CF721

RECORDING AND ENDORSEMENT COVER PAGE (CONTINUATION)

PAGE 2 OF 15

Document ID: 2024041800659001

Document Date: 04-17-2024

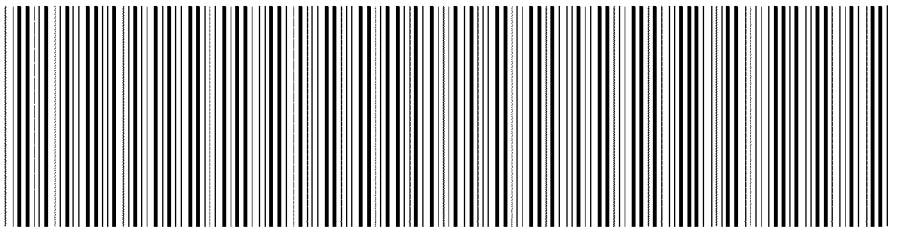
Preparation Date: 04-18-2024

Document Type: EASEMENT

PROPERTY DATA

Borough	Block Lot	Unit	Address
QUEENS	1823 21 Entire Lot		126-42 35TH AVENUE
Property Type: NON-RESIDENTIAL VACANT LAND			
Borough	Block Lot	Unit	Address
QUEENS	1823 23 Entire Lot		126-44 35TH AVENUE
Property Type: NON-RESIDENTIAL VACANT LAND			
Borough	Block Lot	Unit	Address
QUEENS	1823 26 Entire Lot		126-50 35TH AVENUE
Property Type: NON-RESIDENTIAL VACANT LAND			
Borough	Block Lot	Unit	Address
QUEENS	1823 28 Entire Lot		N/A 35TH AVENUE
Property Type: NON-RESIDENTIAL VACANT LAND			
Borough	Block Lot	Unit	Address
QUEENS	1823 33 Entire Lot		126-59 36TH AVENUE
Property Type: NON-RESIDENTIAL VACANT LAND			
Borough	Block Lot	Unit	Address
QUEENS	1823 40 Entire Lot		126-49 36TH AVENUE
Property Type: NON-RESIDENTIAL VACANT LAND			
Borough	Block Lot	Unit	Address
QUEENS	1823 44 Entire Lot		N/A 36TH AVENUE
Property Type: NON-RESIDENTIAL VACANT LAND			
Borough	Block Lot	Unit	Address
QUEENS	1823 47 Entire Lot		126-27 36TH AVENUE
Property Type: COMMERCIAL REAL ESTATE			
Borough	Block Lot	Unit	Address
QUEENS	1823 52 Entire Lot		126-25 36TH AVENUE
Property Type: NON-RESIDENTIAL VACANT LAND			
Borough	Block Lot	Unit	Address
QUEENS	1823 55 Entire Lot		126-17 36TH AVENUE
Property Type: NON-RESIDENTIAL VACANT LAND			
Borough	Block Lot	Unit	Address
QUEENS	1824 1 Entire Lot		126-02 36TH AVENUE
Property Type: COMMERCIAL REAL ESTATE			
Borough	Block Lot	Unit	Address
QUEENS	1824 12 Entire Lot		126-22 36TH AVENUE
Property Type: NON-RESIDENTIAL VACANT LAND			
Borough	Block Lot	Unit	Address
QUEENS	1824 19 Entire Lot		126-40 36TH AVENUE
Property Type: NON-RESIDENTIAL VACANT LAND			
Borough	Block Lot	Unit	Address
QUEENS	1824 21 Entire Lot		N/A 36TH AVENUE
Property Type: NON-RESIDENTIAL VACANT LAND			

**NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER**



2024041800659001001CF721

RECORDING AND ENDORSEMENT COVER PAGE (CONTINUATION)

PAGE 3 OF 15

Document ID: 2024041800659001

Document Date: 04-17-2024

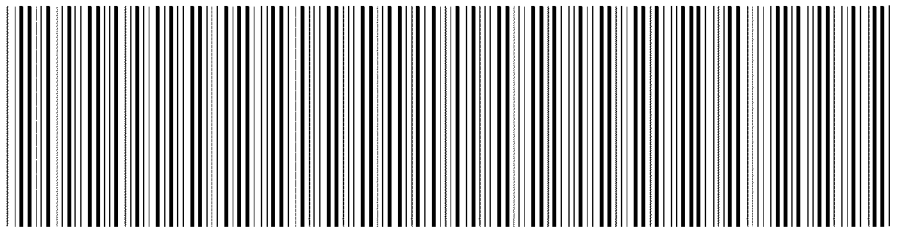
Preparation Date: 04-18-2024

Document Type: EASEMENT

PROPERTY DATA

Borough	Block Lot	Unit	Address
QUEENS	1824 26	Entire Lot	126-50 36TH AVENUE
Property Type: NON-RESIDENTIAL VACANT LAND			
Borough	Block Lot	Unit	Address
QUEENS	1824 28	Entire Lot	126-60 36TH AVENUE
Property Type: NON-RESIDENTIAL VACANT LAND			
Borough	Block Lot	Unit	Address
QUEENS	1824 33	Entire Lot	126-63 37TH AVENUE
Property Type: NON-RESIDENTIAL VACANT LAND			
Borough	Block Lot	Unit	Address
QUEENS	1824 38	Entire Lot	126-53 37TH AVENUE
Property Type: NON-RESIDENTIAL VACANT LAND			
Borough	Block Lot	Unit	Address
QUEENS	1824 40	Entire Lot	126-43 37TH AVENUE
Property Type: NON-RESIDENTIAL VACANT LAND			
Borough	Block Lot	Unit	Address
QUEENS	1824 45	Entire Lot	126-37 37TH AVENUE
Property Type: NON-RESIDENTIAL VACANT LAND			
Borough	Block Lot	Unit	Address
QUEENS	1824 53	Entire Lot	126-23 37TH AVENUE
Property Type: NON-RESIDENTIAL VACANT LAND			
Borough	Block Lot	Unit	Address
QUEENS	1824 100	Entire Lot	N/A 127TH STREET
Property Type: NON-RESIDENTIAL VACANT LAND			
Borough	Block Lot	Unit	Address
QUEENS	1825 1	Entire Lot	37-11 126TH STREET
Property Type: NON-RESIDENTIAL VACANT LAND			
Borough	Block Lot	Unit	Address
QUEENS	1825 19	Entire Lot	126-20 37TH AVENUE
Property Type: NON-RESIDENTIAL VACANT LAND			
Borough	Block Lot	Unit	Address
QUEENS	1825 21	Entire Lot	126-30 37TH AVENUE
Property Type: NON-RESIDENTIAL VACANT LAND			
Borough	Block Lot	Unit	Address
QUEENS	1825 25	Entire Lot	N/A 37TH AVENUE
Property Type: NON-RESIDENTIAL VACANT LAND			
Borough	Block Lot	Unit	Address
QUEENS	1825 28	Entire Lot	N/A 37TH AVENUE
Property Type: NON-RESIDENTIAL VACANT LAND			
Borough	Block Lot	Unit	Address
QUEENS	1825 30	Entire Lot	126-83 37TH AVENUE
Property Type: NON-RESIDENTIAL VACANT LAND			

NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER



2024041800659001001CF721

RECORDING AND ENDORSEMENT COVER PAGE (CONTINUATION)

PAGE 4 OF 15

Document ID: 2024041800659001

Document Date: 04-17-2024

Preparation Date: 04-18-2024

Document Type: EASEMENT

PROPERTY DATA

Borough	Block Lot	Unit	Address
QUEENS	1825 37	Entire Lot	126-93 WILLETS POINT BLVD
Property Type: NON-RESIDENTIAL VACANT LAND			
Borough	Block Lot	Unit	Address
QUEENS	1825 46	Entire Lot	126-75 WILLETS POINT BLVD
Property Type: NON-RESIDENTIAL VACANT LAND			
Borough	Block Lot	Unit	Address
QUEENS	1825 48	Entire Lot	126-71 WILLETS POINT BLVD
Property Type: COMMERCIAL REAL ESTATE			
Borough	Block Lot	Unit	Address
QUEENS	1825 53	Entire Lot	126-31 38TH AVENUE
Property Type: NON-RESIDENTIAL VACANT LAND			
Borough	Block Lot	Unit	Address
QUEENS	1825 55	Entire Lot	126-21 38TH AVENUE
Property Type: NON-RESIDENTIAL VACANT LAND			
Borough	Block Lot	Unit	Address
QUEENS	1825 58	Entire Lot	126-17 38TH AVENUE
Property Type: NON-RESIDENTIAL VACANT LAND			
Borough	Block Lot	Unit	Address
QUEENS	1825 150	Entire Lot	N/A 127TH STREET
Property Type: NON-RESIDENTIAL VACANT LAND			
Borough	Block Lot	Unit	Address
QUEENS	1833 103	Entire Lot	N/A 126TH STREET
Property Type: NON-RESIDENTIAL VACANT LAND			

**ENVIRONMENTAL EASEMENT GRANTED PURSUANT TO ARTICLE 71, TITLE 36
OF THE NEW YORK STATE ENVIRONMENTAL CONSERVATION LAW**

THIS INDENTURE made this 17th day of April, 2024, between Owner, The City of New York, having an office at City Hall, New York, New York 10007, (the "Grantor"), and The People of the State of New York (the "Grantee"), acting through their Commissioner of the Department of Environmental Conservation (the "Commissioner", or "NYSDEC" or "Department" as the context requires) with its headquarters located at 625 Broadway, Albany, New York 12233,

WHEREAS, the Legislature of the State of New York has declared that it is in the public interest to encourage the remediation of abandoned and likely contaminated properties ("sites") that threaten the health and vitality of the communities they burden while at the same time ensuring the protection of public health and the environment; and

WHEREAS, the Legislature of the State of New York has declared that it is in the public interest to establish within the Department a statutory environmental remediation program that includes the use of Environmental Easements as an enforceable means of ensuring the performance of operation, maintenance, and/or monitoring requirements and the restriction of future uses of the land, when an environmental remediation project leaves residual contamination at levels that have been determined to be safe for a specific use, but not all uses, or which includes engineered structures that must be maintained or protected against damage to perform properly and be effective, or which requires groundwater use or soil management restrictions; and

WHEREAS, the Legislature of the State of New York has declared that Environmental Easement shall mean an interest in real property, created under and subject to the provisions of Article 71, Title 36 of the New York State Environmental Conservation Law ("ECL") which contains a use restriction and/or a prohibition on the use of land in a manner inconsistent with engineering controls which are intended to ensure the long term effectiveness of a site remedial program or eliminate potential exposure pathways to hazardous waste or petroleum; and

WHEREAS, Grantor, is the owner of the following real property located at 37-11 126th Street in the City of New York, County of Queens and State of New York, known and designated on the tax map of the New York City Department of Finance as tax map parcel numbers: 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; and Block 1833, Lot 103 being the same as that property conveyed to Grantor by:

1. Deed dated as of 12/15/2021 and recorded 1/18/2022 as CRFN 2022000026245.
2. Deed dated as of 10/6/2014 and recorded 7/30/2015 as CRFN 2015000262435;
3. Deed dated as of 10/27/2011 and recorded 11/23/2011 as CRFN 2011000409213.
4. Deed dated as of 10/22/2010 and recorded 10/25/2010 as CRFN 201000355256.

5. Deed dated as of 7/1/2009 and recorded 7/10/2009 as CRFN 2009000211840.
6. Deed dated as of 11/16/2012 and recorded 11/23/2012 as CRFN 2012000460137.
7. Deed dated as of 12/10/2016 and recorded 1/26/2016 as CRFN 2016000025017.
8. Deed dated as of 5/29/2014 and recorded 6/9/2014 as CRFN 2014000197747.
9. Deed dated as of 12/17/2009 and recorded 12/21/2009 as CRFN 2009000417937.
10. Deed dated as of 8/11/2011 and recorded 8/19/2011 as CRFN 2011000294599.
11. Deed dated as of 8/1/2014 and recorded 9/9/2014 as CRFN 2014000299022.
10. Deed dated as of 12/23/2010 and recorded 12/28/2010 as CRFN 2010000432461.
11. Deed dated as of 3/25/2009 and recorded 4/14/2009 as CRFN 2009000109008.
12. Deed dated as of 11/25/2009 and recorded 11/27/2009 as CRFN 2009000389205.
13. Deed dated as of 11/17/2010 and recorded 11/19/2010 as CRFN 2010000389537.
14. Deed dated as of 3/1/2012 and recorded 3/21/2012 as CRFN 2012000113102.
15. Deed dated as of 8/6/2012 and recorded 3/1/2013 as CRFN 2013000085410.
16. Condemnation proceeding titled "In the matter of acquiring title to 36th Avenue (Coman Street) from 126th Street (Hewett Ave.) to Willets Point Blvd., 37th Avenue (Edson Street) from 126th Street (Hewett Ave.) to Willets Point Blvd., 38th Avenue (Edson Street) from 126th Street (Hewett Ave.) to Willets Point Blvd., etc., and shown as Parcel No. 3 on Draft Damage Map No. 5208. Said parcel was eliminated, discontinued and closed by Alteration Map No. 5000A recorded 2/20/2018 as CRFN 2018000059163).

The property subject to this Environmental Easement (the "Controlled Property") comprises approximately 9.993 +/- acres, and is hereinafter more fully described in the Land Title Survey dated December 18, 2023, last revised on February 14, 2024, prepared by Paul Fisher (License No.050784-1), Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C., which will be attached to the Site Management Plan. The Controlled Property description is set forth in and attached hereto as Schedule A; and

WHEREAS, the Department accepts this Environmental Easement in order to ensure the protection of public health and the environment and to achieve the requirements for remediation established for the Controlled Property until such time as this Environmental Easement is extinguished pursuant to ECL Article 71, Title 36; and

NOW THEREFORE, in consideration of the mutual covenants contained herein and the terms and conditions of Brownfield Cleanup Agreement Index Number: C241146C-09-23, Grantor conveys to Grantee a permanent Environmental Easement pursuant to ECL Article 71, Title 36 in, on, over, under, and upon the Controlled Property as more fully described herein ("Environmental Easement").

1. Purposes. Grantor and Grantee acknowledge that the Purposes of this Environmental Easement are: to convey to Grantee real property rights and interests that will run with the land in perpetuity in order to provide an effective and enforceable means of encouraging the reuse and redevelopment of this Controlled Property at a level that has been determined to be safe for a specific use while ensuring the performance of operation, maintenance, and/or monitoring requirements; and to ensure the restriction of future uses of the land that are inconsistent with the above-stated purpose.

2. Institutional and Engineering Controls. The controls and requirements listed in the Department approved Site Management Plan ("SMP") including any and all Department approved amendments to the SMP are incorporated into and made part of this Environmental Easement. These controls and requirements apply to the use of the Controlled Property, run with the land, are binding on the Grantor and the Grantor's successors and assigns, and are enforceable in law or equity against any owner of the Controlled Property, any lessees and any person using the Controlled Property.

A. (1) The Controlled Property may be used for:

**Restricted Residential as described in 6 NYCRR Part 375-1.8(g)(2)(ii),
Commercial as described in 6 NYCRR Part 375-1.8(g)(2)(iii) and Industrial
as described in 6 NYCRR Part 375-1.8(g)(2)(iv)**

(2) All Engineering Controls must be operated and maintained as specified in the Site Management Plan (SMP);

(3) All Engineering Controls must be inspected at a frequency and in a manner defined in the SMP;

(4) The use of groundwater underlying the property is prohibited without necessary water quality treatment as determined by the NYSDOH or the New York City Department of Health and Mental Hygiene to render it safe for use as drinking water or for industrial purposes, and the user must first notify and obtain written approval to do so from the Department;

(5) Groundwater and other environmental or public health monitoring must be performed as defined in the SMP;

(6) Data and information pertinent to Site Management of the Controlled Property must be reported at the frequency and in a manner defined in the SMP;

(7) All future activities on the property that will disturb remaining contaminated material must be conducted in accordance with the SMP;

(8) Monitoring to assess the performance and effectiveness of the remedy must be performed as defined in the SMP;

(9) Operation, maintenance, monitoring, inspection, and reporting of any mechanical or physical components of the remedy shall be performed as defined in the SMP;

(10) Access to the site must be provided to agents, employees or other representatives of the State of New York with reasonable prior notice to the property owner to assure compliance with the restrictions identified by this Environmental Easement.

B. The Controlled Property shall not be used for Residential purposes as defined in 6NYCRR 375-1.8(g)(2)(i), and the above-stated engineering controls may not be discontinued without an amendment or extinguishment of this Environmental Easement.

C. The SMP describes obligations that the Grantor assumes on behalf of Grantor, its successors and assigns. The Grantor's assumption of the obligations contained in the SMP which may include sampling, monitoring, and/or operating a treatment system, and providing certified reports to the NYSDEC, is and remains a fundamental element of the Department's determination that the Controlled Property is safe for a specific use, but not all uses. The SMP may be modified in accordance with the Department's statutory and regulatory authority. The Grantor and all successors and assigns, assume the burden of complying with the SMP and obtaining an up-to-date version of the SMP from:

Site Control Section
Division of Environmental Remediation
NYSDEC
625 Broadway
Albany, New York 12233
Phone: (518) 402-9553

D. Grantor must provide all persons who acquire any interest in the Controlled Property a true and complete copy of the SMP that the Department approves for the Controlled Property and all Department-approved amendments to that SMP.

E. Grantor covenants and agrees that until such time as the Environmental Easement is extinguished in accordance with the requirements of ECL Article 71, Title 36 of the ECL, the property deed and all subsequent instruments of conveyance relating to the Controlled Property shall state in at least fifteen-point bold-faced type:

This property is subject to an Environmental Easement held by the New York State Department of Environmental Conservation pursuant to Title 36 of Article 71 of the Environmental Conservation Law.

F. Grantor covenants and agrees that this Environmental Easement shall be incorporated in full or by reference in any leases, licenses, or other instruments granting a right to use the Controlled Property.

G. Grantor covenants and agrees that it shall, at such time as NYSDEC may require, submit to NYSDEC a written statement by an expert the NYSDEC may find acceptable certifying under penalty of perjury, in such form and manner as the Department may require, that:

(1) the inspection of the site to confirm the effectiveness of the institutional and engineering controls required by the remedial program was performed under the direction of the individual set forth at 6 NYCRR Part 375-1.8(h)(3).

(2) the institutional controls and/or engineering controls employed at such site:

(i) are in-place;

(ii) are unchanged from the previous certification, or that any identified changes to the controls employed were approved by the NYSDEC and that all controls are in the Department-approved format; and

(iii) that nothing has occurred that would impair the ability of such control to protect the public health and environment;

(3) the owner will continue to allow access to such real property to evaluate the continued maintenance of such controls;

(4) nothing has occurred that would constitute a violation or failure to comply with any site management plan for such controls;

(5) the report and all attachments were prepared under the direction of, and reviewed by, the party making the certification;

(6) to the best of his/her knowledge and belief, the work and conclusions described in this certification are in accordance with the requirements of the site remedial program, and generally accepted engineering practices; and

(7) the information presented is accurate and complete.

3. Right to Enter and Inspect. Grantee, its agents, employees, or other representatives of the State may enter and inspect the Controlled Property in a reasonable manner and at reasonable times to assure compliance with the above-stated restrictions.

4. Reserved Grantor's Rights. Grantor reserves for itself, its assigns, representatives, and successors in interest with respect to the Property, all rights as fee owner of the Property, including:

A. Use of the Controlled Property for all purposes not inconsistent with, or limited by the terms of this Environmental Easement;

B. The right to give, sell, assign, or otherwise transfer part or all of the underlying fee interest to the Controlled Property, subject and subordinate to this Environmental Easement;

5. Enforcement

A. This Environmental Easement is enforceable in law or equity in perpetuity by Grantor, Grantee, or any affected local government, as defined in ECL Section 71-3603, against the owner of the Property, any lessees, and any person using the land. Enforcement shall not be defeated because of any subsequent adverse possession, laches, estoppel, or waiver. It is not a defense in any action to enforce this Environmental Easement that: it is not appurtenant to an interest in real property; it is not of a character that has been recognized traditionally at common law; it imposes a negative burden; it imposes affirmative obligations upon the owner of any interest in the burdened property; the benefit does not touch or concern real property; there is no privity of estate or of contract; or it imposes an unreasonable restraint on alienation.

B. If any person violates this Environmental Easement, the Grantee may revoke the Certificate of Completion with respect to the Controlled Property.

C. Grantee shall notify Grantor of a breach or suspected breach of any of the terms of this Environmental Easement. Such notice shall set forth how Grantor can cure such breach or suspected breach and give Grantor a reasonable amount of time from the date of receipt of notice in which to cure. At the expiration of such period of time to cure, or any extensions granted by Grantee, the Grantee shall notify Grantor of any failure to adequately cure the breach or suspected breach, and Grantee may take any other appropriate action reasonably necessary to remedy any breach of this Environmental Easement, including the commencement of any proceedings in accordance with applicable law.

D. The failure of Grantee to enforce any of the terms contained herein shall not be deemed a waiver of any such term nor bar any enforcement rights.

6. Notice. Whenever notice to the Grantee (other than the annual certification) or approval from the Grantee is required, the Party providing such notice or seeking such approval shall identify the Controlled Property by referencing the following information:

County, NYSDEC Site Number, NYSDEC Brownfield Cleanup Agreement, State Assistance Contract or Order Number, and the County tax map number or the Liber and Page or computerized system identification number.

Parties shall address correspondence to: Site Number: C241146C
Office of General Counsel
NYSDEC
625 Broadway
Albany New York 12233-5500

With a copy to: Site Control Section
Division of Environmental Remediation
NYSDEC
625 Broadway
Albany, NY 12233

All notices and correspondence shall be delivered by hand, by registered mail or by Certified mail and return receipt requested. The Parties may provide for other means of receiving and communicating notices and responses to requests for approval.

7. Recordation. Grantor shall record this instrument, within thirty (30) days of execution of this instrument by the Commissioner or her/his authorized representative in the office of the recording officer for the county or counties where the Property is situated in the manner prescribed by Article 9 of the Real Property Law.

8. Amendment. Any amendment to this Environmental Easement may only be executed by the Commissioner of the New York State Department of Environmental Conservation or the Commissioner's Designee, and filed with the office of the recording officer for the county or counties where the Property is situated in the manner prescribed by Article 9 of the Real Property

Law.

9. Extinguishment. This Environmental Easement may be extinguished only by a release by the Commissioner of the New York State Department of Environmental Conservation, or the Commissioner's Designee, and filed with the office of the recording officer for the county or counties where the Property is situated in the manner prescribed by Article 9 of the Real Property Law.

10. Joint Obligation. If there are two or more parties identified as Grantor herein, the obligations imposed by this instrument upon them shall be joint and several.

11. Consistency with the SMP. To the extent there is any conflict or inconsistency between the terms of this Environmental Easement and the SMP, regarding matters specifically addressed by the SMP, the terms of the SMP will control.

Remainder of Page Intentionally Left Blank

IN WITNESS WHEREOF, Grantor has caused this instrument to be signed in its name.

The City of New York

By: 

Print Name: Maria Torres - Springer

Deputy Mayor for Housing

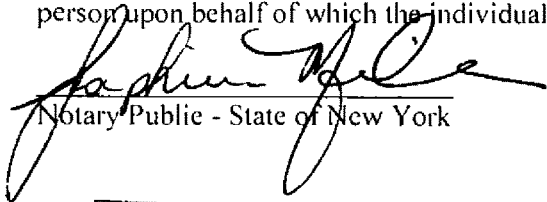
Title: Economic Development and Workforce Date: 4/17/2024

Grantor's Acknowledgment

STATE OF NEW YORK)

COUNTY OF NY) ss:

On the 17th day of Apr. 1, in the year 2024, before me, the undersigned, personally appeared Maria Torres-Springer, 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.


Notary Public - State of New York



THIS ENVIRONMENTAL EASEMENT IS HEREBY ACCEPTED BY THE PEOPLE OF THE STATE OF NEW YORK, Acting By and Through the Department of Environmental Conservation as Designee of the Commissioner,

By:

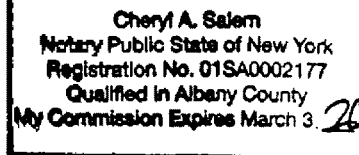
Andrew O. Guglielmi
Andrew O. Guglielmi, Director
Division of Environmental Remediation

Grantee's Acknowledgment

STATE OF NEW YORK)
) ss:
COUNTY OF ALBANY)

On the 17th day of April, in the year 2024 before me, the undersigned, personally appeared Andrew O. Guglielmi, 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/ executed the same in his/her/ capacity as Designee of the Commissioner of the State of New York Department of Environmental Conservation, and that by his/her/ signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

Cheryl A. Salem
Notary Public - State of New York



SCHEDULE "A" PROPERTY DESCRIPTION

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 EASTERLY SIDE OF 126TH STREET (KNOWN AS HEWITT AVENUE) (80 FEET WIDE), DISTANT 585.00 FEET NORTHERLY FROM THE INTERSECTION OF SAID EASTERLY SIDE OF 126TH STREET WITH THE NORTHERLY SIDE OF ROOSEVELT AVENUE (80 FEET WIDE), AND RUNNING THENCE;

NORTHERLY, ALONG SAID EASTERLY SIDE OF 126TH STREET, A DISTANCE OF 545.00 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 554.95 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 AND ITS PROLONGATION, FORMING AN INTERIOR ANGLE OF 138°38'18" WITH THE PREVIOUS COURSE, A DISTANCE OF 333.15 FEET TO A POINT, THENCE;

WESTERLY, FORMING AN INTERIOR ANGLE OF 131°21'42" WITH THE PREVIOUS COURSE, A DISTANCE OF 424.85 FEET TO THE POINT OR PLACE OF BEGINNING.

ENCOMPASSING AN AREA OF 435,302 SQUARE FEET OR 9.993 ACRES, MORE OR LESS.

APPENDIX B

AS-BUILT SURVEYS

OWNER/DEVELOPER:

City Football Group
NYCFC Willets Point Stadium
126-87 Willets Point Boulevard
Willets Point, NY 11368

CONTRACTOR:

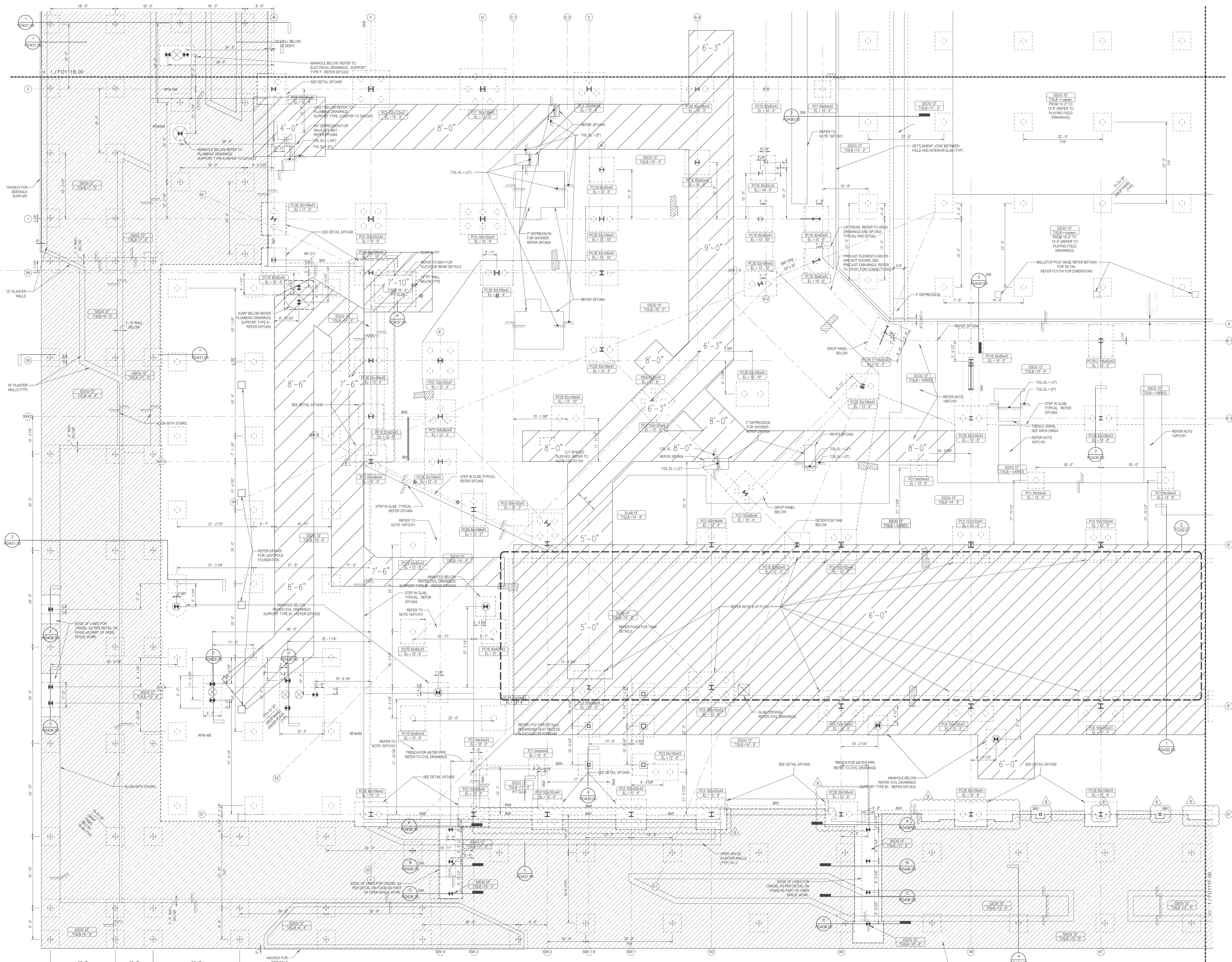
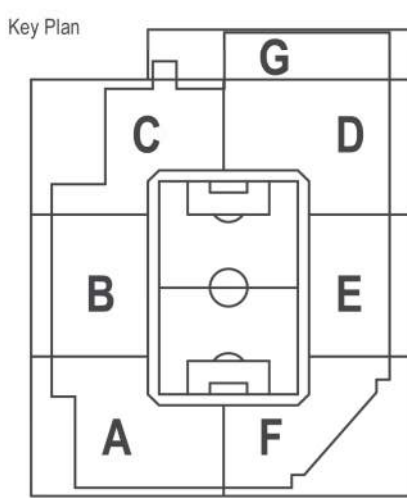
Turner Construction Company
66 Hudson Boulevard East
New York, NY 10001
T: 212.229.6000
C: 646.531.7090
Contact: Ana Artonovska

ENGINEER / SUB-CONTRACTOR:

Mayrich Construction Corp.
1141 Oak Point Avenue
Bronx, NY 10474
T: 718.378.2600
Contact: James Furey, P.E.

LOCATION INFO:

Block: 1823
Lot: 12
Primary Zoning: N/A
Commercial Overlay: N/A
Zoning Map: 10B



1 FIELD LEVEL - SECTOR A
SCALE: 1/8" = 1'-0"

DRAWING NAME:

**FIELD LEVEL - SECTION A -
FINAL EXCAVATION -
AS BUILT**

DATE: 08.12.25

DESIGN BY: DM

SCALE: 1/8" = 1'-0"

PROJECT NO: Q01002920-S2

FEX-00A.00

SEE WILLETS POINT STADIUM FINAL EXCAVATION
© 2025 MAYRICH CONSTRUCTION CORP.

SEAL



OWNER/DEVELOPER:

City Football Group
NYCFC Willels Point Stadium
126-87 Willels Point Boulevard
Willels Point, NY 11368

CONTRACTOR:

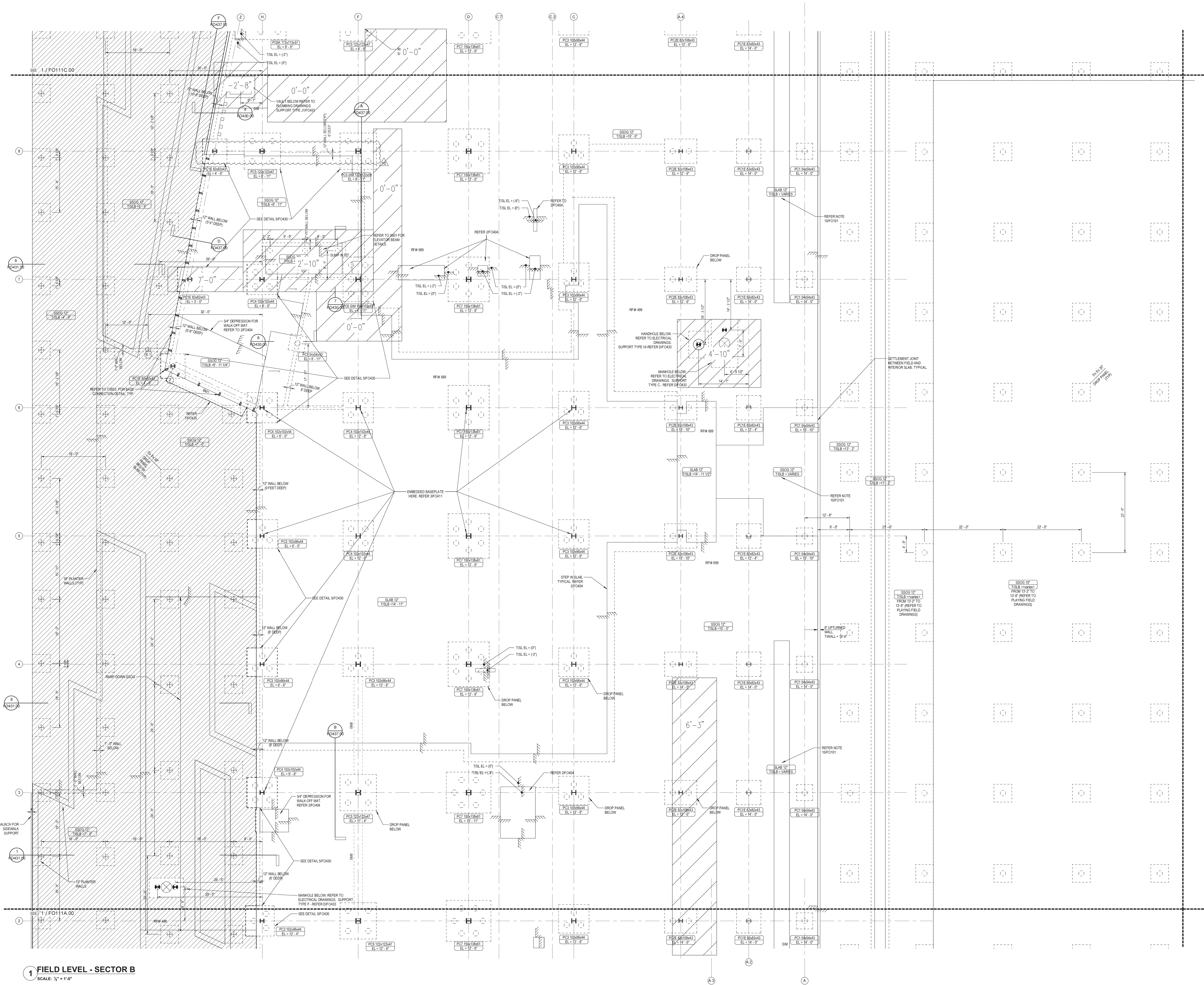
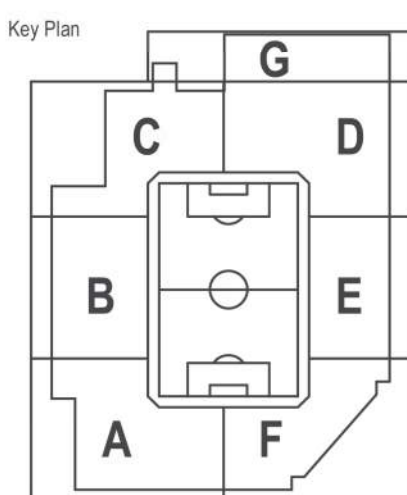
Turner Construction Company
66 Hudson Boulevard East
New York, NY 10001
T: 212.229.6000
C: 646.531.7090
Contact: Ana Artonovska

ENGINEER / SUB-CONTRACTOR:

Mayrich Construction Corp.
1141 Oak Point Avenue
Bronx, NY 10474
T: 718.378.2600
Contact: James Furey, P.E.

LOCATION INFO:

Block: 1823
Lot: 12
Primary Zoning: N/A
Commercial Overlay: N/A
Zoning Map: 10B



1 FIELD LEVEL - SECTOR B
SCALE: 1/8" = 1'-0"

DRAWING NAME:

FIELD LEVEL - SECTION B -
FINAL EXCAVATION -
AS BUILT

DATE: 08.12.25

DRAWN BY: DM

REVISION BY: JF

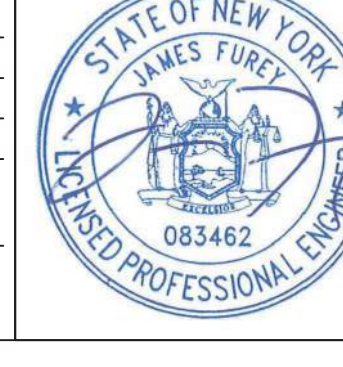
SCALE: 1/8" = 1'-0"

PROJECT NO: Q01002920-S2

FEX-00B.00

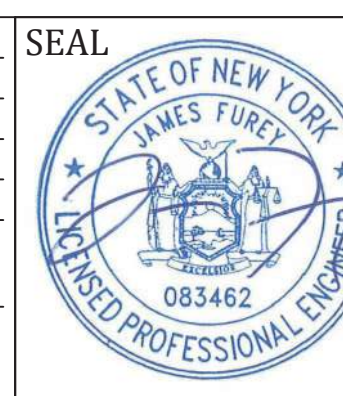
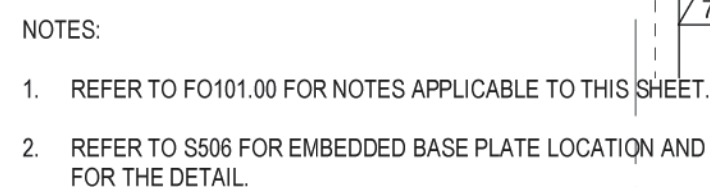
FILE NAME: 1002920-S2-FEX-00B.00

SEAL









OWNER/DEVELOPER:

City Football Group
NYCFC Willefs Point Stadium
126-87 Willefs Point Boulevard
Willefs Point, NY 11368

CONTRACTOR:

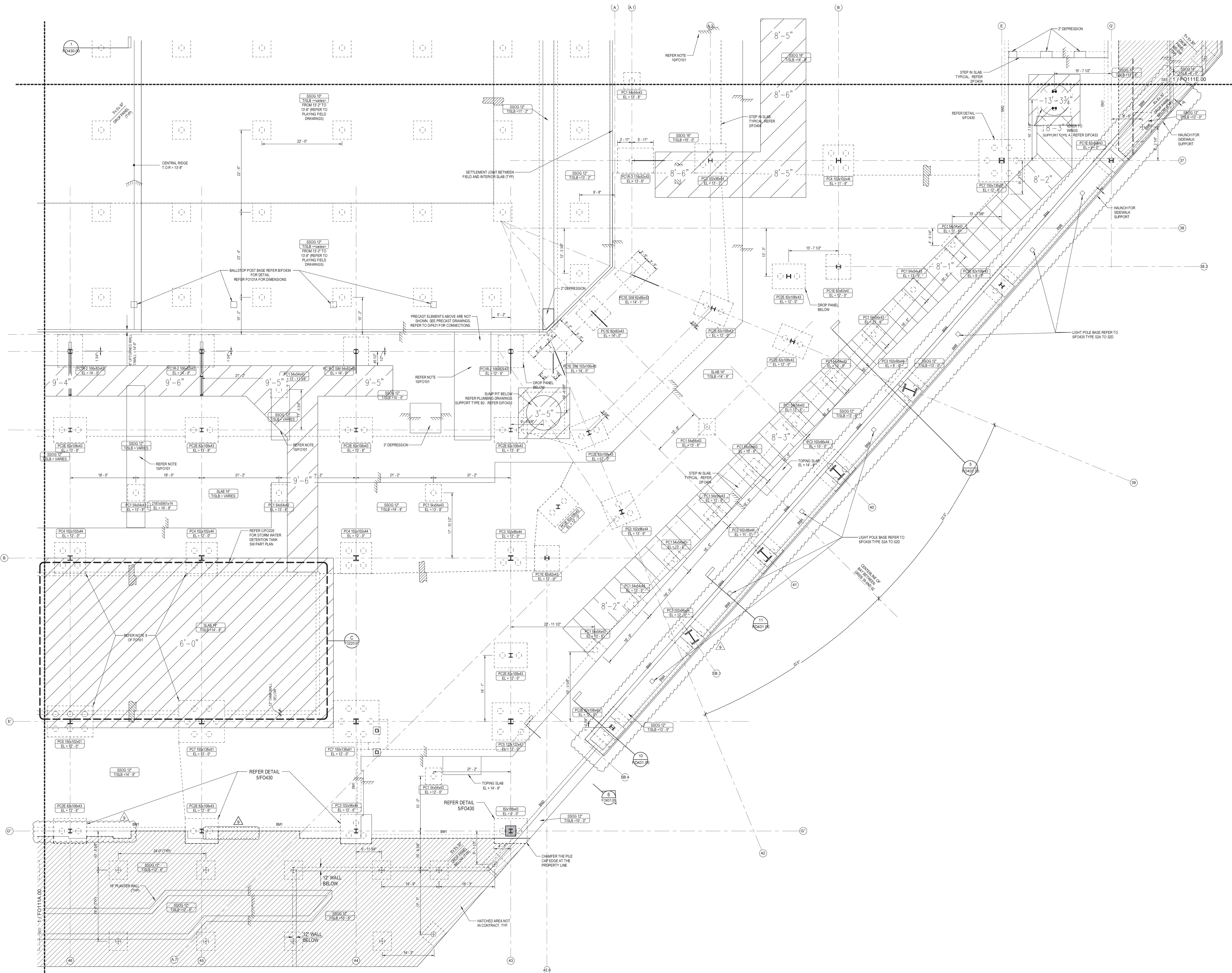
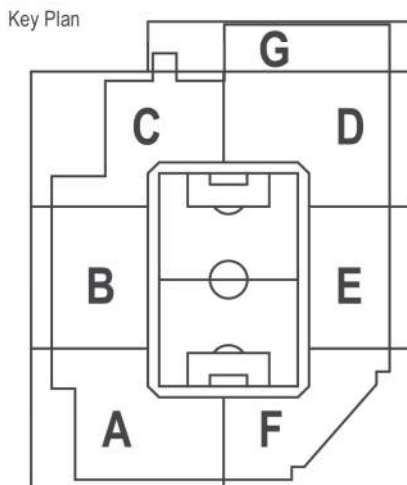
Turner Construction Company
66 Hudson Boulevard East
New York, NY 10001
T: 212.229.6000
C: 646.531.7090
Contact: Ana Artonovska

ENGINEER / SUB-CONTRACTOR:

Mayrch Construction Corp.
1141 Oak Point Avenue
Bronx, NY 10474
T: 718.378.2600
Contact: James Furey, P.E.

LOCATION INFO:

Block: 1823
Lot: 12
Primary Zoning: N/A
Commercial Overlay: N/A
Zoning Map: 10B



DRAWING NAME:

FIELD LEVEL - SECTION F -
FINAL EXCAVATION -
AS BUILT

DATE: 08.12.25

DRAWN BY: DM

REVIEWED BY: JF

SCALE: 1/8" = 1'-0"

PROJECT NUMBER: Q01002920-S2

FILE NAME: FEX-00F.00

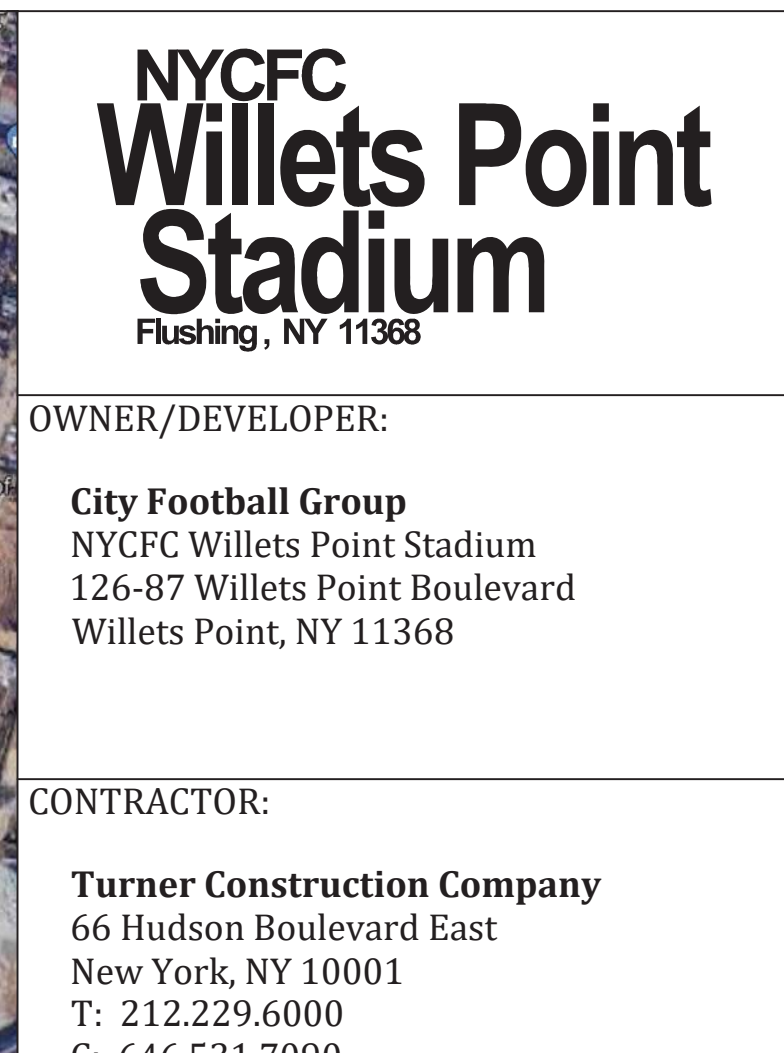
FILE NAME: FEX-00F.00

FILE NAME: FEX-00F.00

SEAL







City Football Group
NYCFC Willets Point Stadium
126-87 Willets Point Boulevard
Willets Point, NY 11368

Turner Construction Company
66 Hudson Boulevard East
New York, NY 10001
T: 212.229.6000
C: 646.531.7090
Contact: Ana Aritonovska

Mayrich Construction Corp.
1141 Oak Point Avenue
Bronx, NY 10474
T: 718.378.2600
Contact: James Furey, P.E.

Block: 1823
Lot: 12
Primary Zoning: N/A
Commercial Overlay: N/A
Zoning Map: 10B



SCALE: $\frac{1}{32}'' = 1'-0''$

3	07.10.25	FINAL NODES ADDED AS PER FIELD READINGS
2	07.03.25	NODES ADDED AS PER FIELD READINGS.
1	06.30.25	NODES ADDED AS PER FIELD READINGS.
#	DATE	REVISIONS

DRAWING NAME:

FIELD LEVEL
SLAB SURVEY - AS BUILT

DATE: 06.06.25

DRAWN BY:	DM
RECHECKED BY:	IF

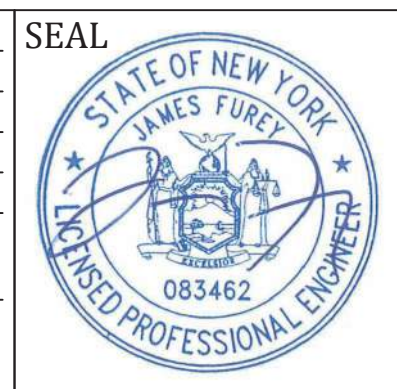
SCALE: $\frac{1}{32}'' = 1'-0''$

DOB NOW JOB #: Q0100292

DWG NUMBER:
SAR-101 00

CAD FILE NAME:

NYCFC Willets Point Stadium Site Survey.dwg
© 2025 MAYRICH CONSTRUCTION



NOTES:

1. WPS-02 & 03 ON THE EXTERNAL SURFACE (BLINDSIDE) OF ELEVATOR/SCALATOR PITS.

2. WPS-02 & 03 AT UNDERSIDE OF SLAB WHERE TOS EL. IS BELOW DEW (EL. 15'-0").

3. DETENTION/REUSE TANK CONCRETE CONSTRUCTION TO USE HYDRATE ADDITIVE & LOW WATER/CEMENT RATIO. SEE STRUCTURAL DRAWINGS.

4. HOT FLUID-APPLIED ASPHALT WATERPROOFING (RS-01) OVER THE STRIP SLAB OF SPLIT SLAB SYSTEM.

5. HOT FLUID-APPLIED ASPHALT WATERPROOFING (RS-02) AT THE GREEN ROOF SYSTEM.

6. CONTINUE TRAFFIC DECK COATING OVER SPLIT SLAB FOR VISUAL CONSISTENCY.

 $1/32" = 1'-0"$

APPENDIX C
SUB-MEMBRANE DEPRESSURIZATION
SYSTEM DOCUMENTATION



Project

NYCFC

FLUSHING, NY 11358

Prepared For

MACCARONE

Maccarone
PLUMBING Inc.

MAIN OFFICE
100-10 100th Ave.
FLUSHING, NY 11355
T: 347-467-2222

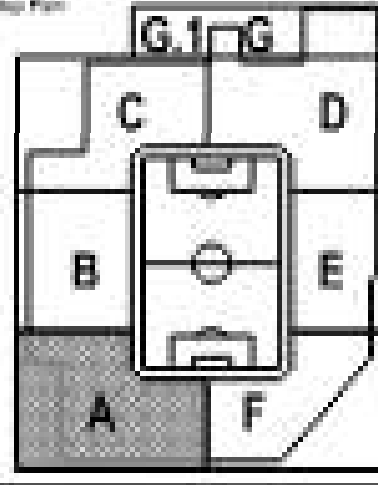
NEW YORK CITY
100-42 100th Ave.
FLUSHING, NY 11355
T: 347-467-2222

NOTES:

1. ARCHING TO SPOT TRAP PRIMER
REAR OLD LOCATIONS. TRAP PRIMER
LINES TO FIXTURES TO BE FIELD RUN.



Drawings are based on contractor data only.
Brian P. Clarke, PE and Clarke Engineering Services (CES) are not
responsible for field accuracy, only for correctly documenting what
was provided.
CES is not certifying:
- That the installation matches the design drawings.
- That the system meets code in its constructed form.
- That the information is complete or accurate, beyond what was given.



**SHOP
DRAWING**

Revised By: [Blank]
Revised Date: [Blank]
Revised Description: [Blank]

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Revised Date: [Blank]
Revised Description: [Blank]

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Revised Date: [Blank]
Revised Description: [Blank]

ALL Elevations taken from
Field Level EL. 15'-0"
(U.O.N.)

GRID 55.7 ALIGNS W/
INTERSECTION OF GRIDS
56 AND F

GRID SW.4
ALIGNS W/
GRID E

GRID SW.B ALIGNS W/
INTERSECTION OF
GRIDS SW.C AND F

GRID SW.A ALIGNS W/
INTERSECTION OF
GRIDS 50 AND E

SECTOR A - SMDS
1/8" = 1'-0"

P110A-SMDS



Project:
NYCFC
FLUSHING, NY 11388
Prepared For:
MACCARONE

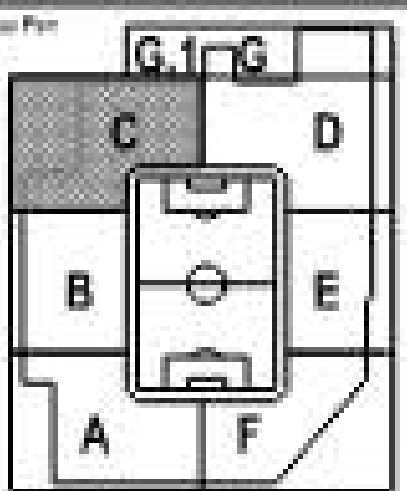
Maccarone
PLUMBING INC.

MANHATTAN OFFICE: 100 W. 42ND ST. 10TH FL. NEW YORK, NY 10036
NEW YORK CITY OFFICE: 100 W. 42ND ST. 10TH FL. NEW YORK, NY 10036

NOTES:
1. ARCHING TO SPOT TRAP PRIMER
MANHOLD LOCATIONS: TRAP PRIMER
LINES TO FIXTURES TO BE FIELD RUN.



Drawings are based on contractor data only.
-Brian P. Clarke, PE and Clarke Engineering Services (CES) are not responsible for field accuracy, only for correctly documenting what was provided.
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-That the system meets code in its constructed form.
-That the information is complete or accurate, beyond what was given.



**SHOP
DRAWING**

No. 1
Description: FIELD LEVEL SMDS UNDERGROUND PLUMBING PLAN - SECTOR C (AS BUILT)
Date: 10/26/24

Project: FINAL CD / PRELIMINARY SHOP
Issue Date: OCTOBER 26, 2024
Project No: 24-072
Sheet Title:
FIELD LEVEL SMDS UNDERGROUND PLUMBING PLAN - SECTOR C (AS BUILT)
Prepared By: B. P. Clarke
Checked By: B. P. Clarke

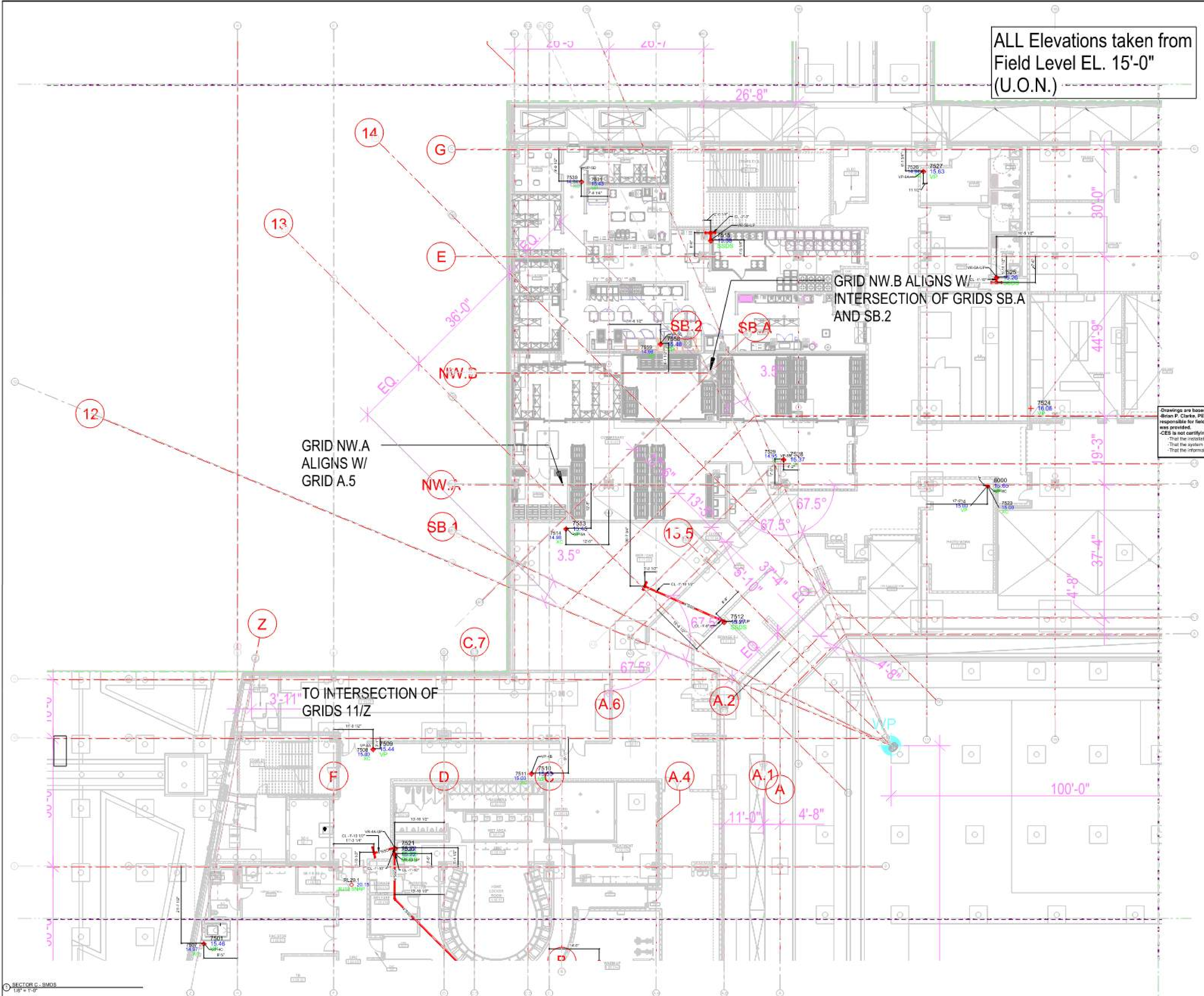
P110C-SMDS

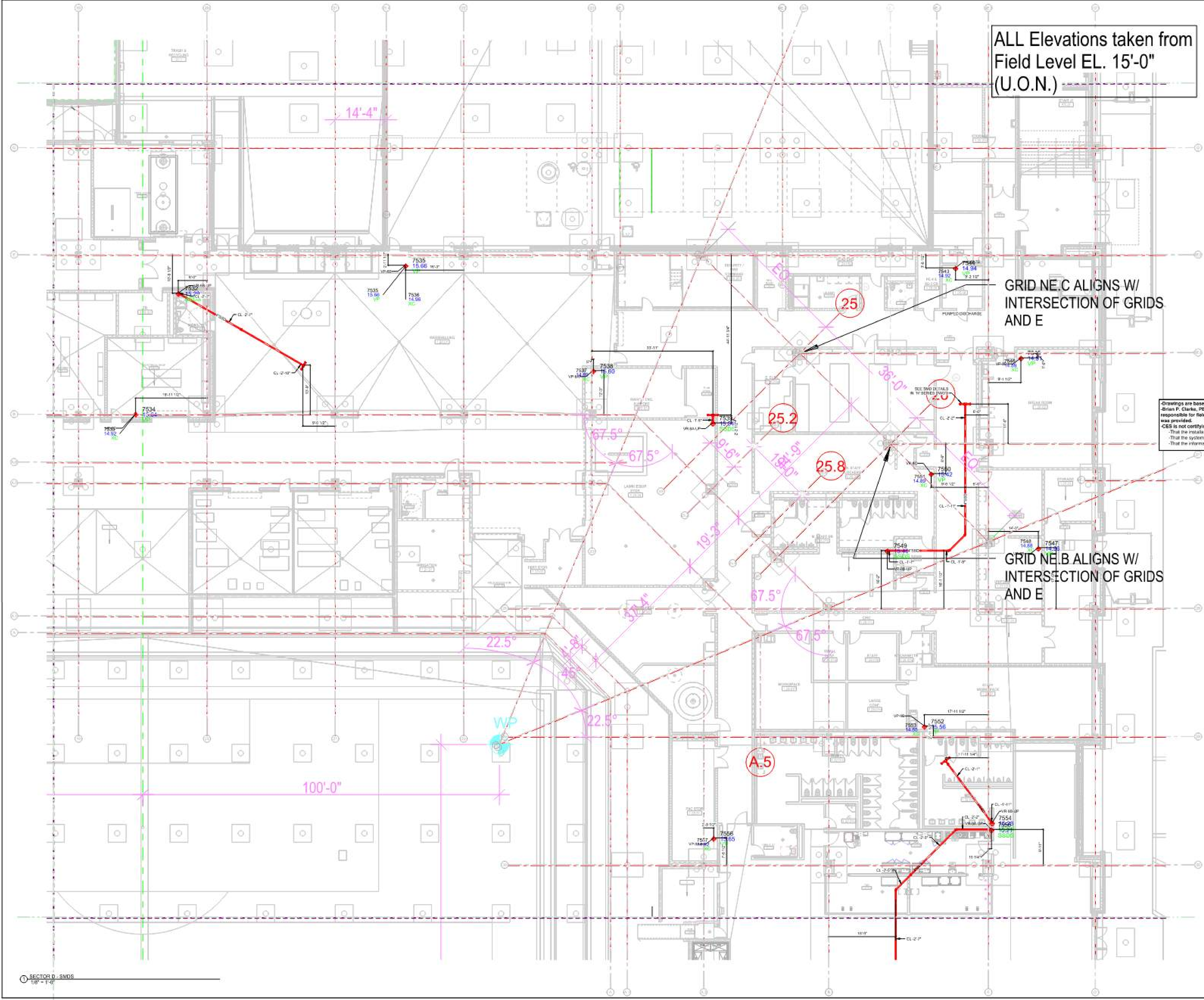
ALL Elevations taken from
Field Level EL. 15'-0"
(U.O.N.)

GRID NW.B ALIGNS W/
INTERSECTION OF GRIDS SB.A
AND SB.2

GRID NW.A
ALIGNS W/
GRID A.5

TO INTERSECTION OF
GRIDS 11/Z





ALL Elevations taken from
Field Level EL. 15'-0"
(U.O.N.)

GRID NE.C ALIGNS W/
INTERSECTION OF GRIDS
AND E

GRID NE.B ALIGNS W/
INTERSECTION OF GRIDS
AND E



Project
NYCFC
FLUSHING, NY 11358
Prepared For
MACCARONE



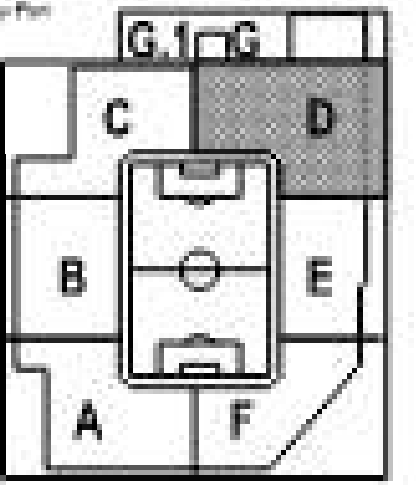
MAIN OFFICE
100-47 130TH AVE.
FLUSHING, NY 11358
TEL: 347-471-1332

NOTES:

1. ARCHING TO SPOT TRAP PRIMER
WARRANTY LOCATIONS. TRAP PRIMER
LINES TO FIXTURES TO BE FIELD RUN.



Drawings are based on contractor data only.
-Brian P. Clarke, PE and Clarke Engineering Services (CES) are not
responsible for field accuracy, only for correctly documenting what
was provided.
-CES is not certifying:
-That the installation matches the design drawings.
-That the system meets code in its constructed form.
-That the information is complete or accurate, beyond what was given.



SHOP
DRAWING

No.	Description	Date
1	Revised per owner L.O.C. Comments	10/2/24
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Project: P110D-SMDS
Revision: 01
Date: OCTOBER 01, 2024
Drawing: PLUMBING PLAN -
SECTOR D (AS_BUILT)



① SECTORE E - SMOS
1/8" = 1'-0"



Project
NYCFC

FLUSHING, NY 11388

Prepared For
MACCARONE



MAIN OFFICE: 100-10 42ND AVE., 4TH FLOOR, NEW YORK, NY 10019
TELEPHONE: 212-224-2222
NEW YORK CITY: 100-10 42ND AVE., 4TH FLOOR, NEW YORK, NY 10019
TELEPHONE: 212-224-2222

NOTES:

1. ARCHING TO SPOT TRAP PRIMER
MANHOLD LOCATIONS. TRAP PRIMER
LINES TO PICTURES TO BE FIELD RUN.



-Drawings are based on contractor data only.
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ALL Elevations taken from
Field Level EL. 15'-0"
(U.O.N.)

CENTERLINE OF
BAY BETWEEN
GRIDS 39 AND 42



SHOP
DRAWING

No. Designer: 100-10 42ND AVE., 4TH FLOOR, NEW YORK, NY 10019
1. Checked by: Brian P. Clarke, PE

Project: FIELD LEVEL SMDS UNDERGROUND PLUMBING PLAN - SECTOR F (AS_BUILT)

Sheet No. 100-10 42ND AVE., 4TH FLOOR, NEW YORK, NY 10019

Package: FIELD LEVEL SMDS UNDERGROUND PLUMBING PLAN - SECTOR F (AS_BUILT)

Project: FIELD LEVEL SMDS UNDERGROUND PLUMBING PLAN - SECTOR F (AS_BUILT)

Sheet No. 100-10 42ND AVE., 4TH FLOOR, NEW YORK, NY 10019

Package: FIELD LEVEL SMDS UNDERGROUND PLUMBING PLAN - SECTOR F (AS_BUILT)

Project: FIELD LEVEL SMDS UNDERGROUND PLUMBING PLAN - SECTOR F (AS_BUILT)

Sheet No. 100-10 42ND AVE., 4TH FLOOR, NEW YORK, NY 10019

Package: FIELD LEVEL SMDS UNDERGROUND PLUMBING PLAN - SECTOR F (AS_BUILT)

Project: FIELD LEVEL SMDS UNDERGROUND PLUMBING PLAN - SECTOR F (AS_BUILT)

Sheet No. 100-10 42ND AVE., 4TH FLOOR, NEW YORK, NY 10019

Package: FIELD LEVEL SMDS UNDERGROUND PLUMBING PLAN - SECTOR F (AS_BUILT)

Project: FIELD LEVEL SMDS UNDERGROUND PLUMBING PLAN - SECTOR F (AS_BUILT)

Sheet No. 100-10 42ND AVE., 4TH FLOOR, NEW YORK, NY 10019

Package: FIELD LEVEL SMDS UNDERGROUND PLUMBING PLAN - SECTOR F (AS_BUILT)

Project: FIELD LEVEL SMDS UNDERGROUND PLUMBING PLAN - SECTOR F (AS_BUILT)

Sheet No. 100-10 42ND AVE., 4TH FLOOR, NEW YORK, NY 10019

Package: FIELD LEVEL SMDS UNDERGROUND PLUMBING PLAN - SECTOR F (AS_BUILT)

Project: FIELD LEVEL SMDS UNDERGROUND PLUMBING PLAN - SECTOR F (AS_BUILT)

Sheet No. 100-10 42ND AVE., 4TH FLOOR, NEW YORK, NY 10019

Package: FIELD LEVEL SMDS UNDERGROUND PLUMBING PLAN - SECTOR F (AS_BUILT)

Project: FIELD LEVEL SMDS UNDERGROUND PLUMBING PLAN - SECTOR F (AS_BUILT)

Sheet No. 100-10 42ND AVE., 4TH FLOOR, NEW YORK, NY 10019

Package: FIELD LEVEL SMDS UNDERGROUND PLUMBING PLAN - SECTOR F (AS_BUILT)

Project: FIELD LEVEL SMDS UNDERGROUND PLUMBING PLAN - SECTOR F (AS_BUILT)

ALL Elevations taken from
Field Level EL. 15'-0"
(U.O.N.)

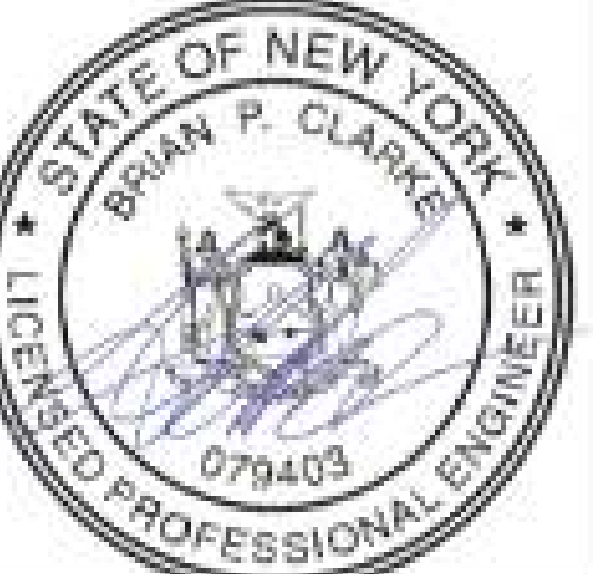


Project
NYCFC
FLUSHING, NY 11358
Prepared For
MACCARONE

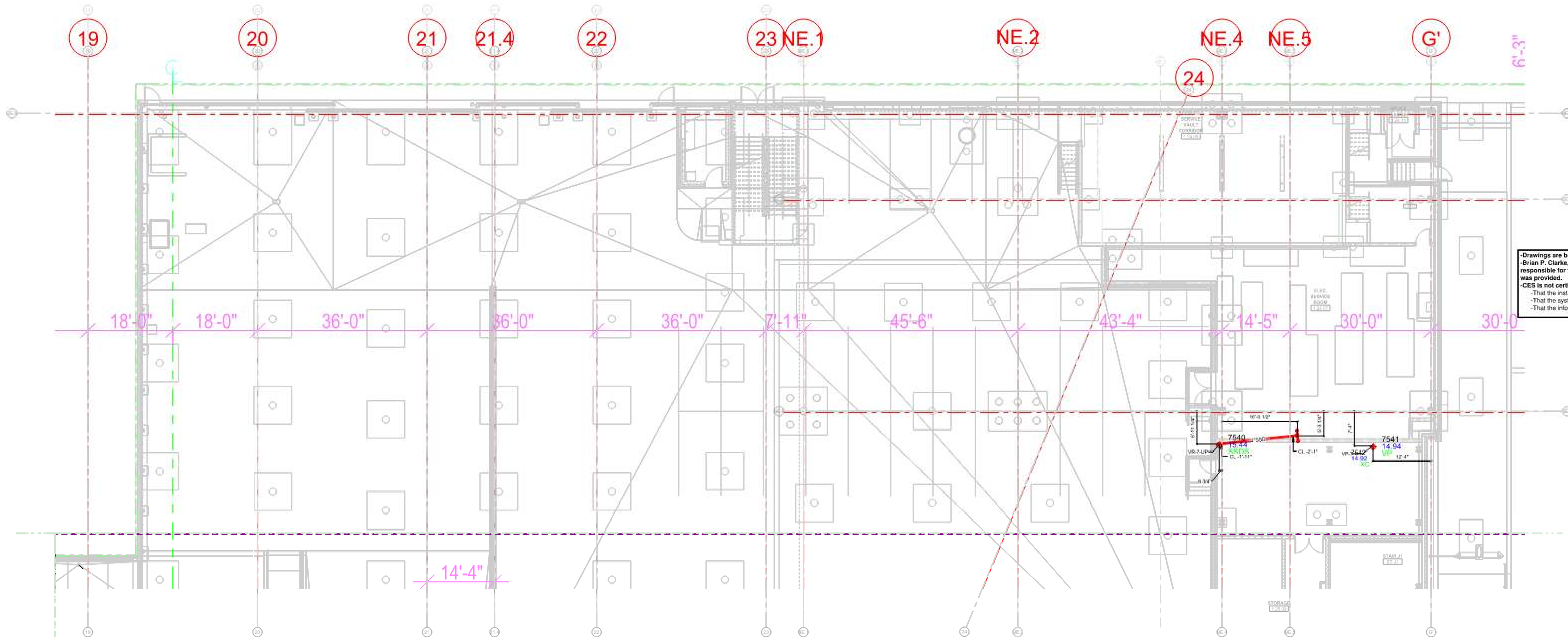


MAIN OFFICE: 300 W. 42ND ST., 11TH FL., NEW YORK, NY 10018
NEW YORK CITY OFFICE: 300 W. 42ND ST., 11TH FL., NEW YORK, NY 10018
TEL: 212-692-1232 FAX: 212-692-1232

NOTES:
1. ARCHING TO SPOT TRAP PRIMER
MANIFOLD LOCATIONS. TRAP PRIMER
LINES TO FIXTURES TO BE FIELD RUN.



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-CES is not certifying:
-That the installation matches the design drawings.
-That the system meets code in its constructed form.
-That the information is complete or accurate, beyond what was given.





Buildings



Work Permit Department Of Buildings

Permit Number: Q01002920-S9-MS

Permit Classification: SERVICE EQUIPMENT

Address: QUEENS 126-87 WILLETS POINT BOULEVARD

Total number of dwelling units at location: 0

Number of dwelling units occupied during construction: 0

Description: FILING HERewith FOR SUB-MEMBRANE DEPRESSURIZATION SYSTEM AS PER PLANS.

Issued: 03/26/2025

Expires: 11/01/2025

Issued To: NORBERT RAHM

Business: TURNER CONSTRUCTION
COMPA

License No: GC-002305



For detailed information regarding this permit, please log on to DOB NOW at www.nyc.gov/buildings.
Call 311 with any questions or complaints.

Borough Commissioner:

A handwritten signature in black ink, appearing to be "R.A.", written over a horizontal line.

Commissioner of Buildings:

A handwritten signature in black ink, reading "James S. Oddo", written over a horizontal line.

Tampering with or knowingly making a false entry in or falsely altering this permit is a crime that is punishable by a fine, imprisonment or both.

APPENDIX D
IC/EC CERTIFICATION FORM



Enclosure 2
NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
Site Management Periodic Review Report Notice
Institutional and Engineering Controls Certification Form



Site No.	Site Details	Box 1	
Site Name Willets Point Development Stadium			
Site Address: 37-11 126th Street Zip Code: 11368			
City/Town: Queens			
County: Queens			
Site Acreage: 9.993			
Reporting Period: May 01, 2024 to September 01, 2025			
		YES	NO
1. Is the information above correct?		☒	☐
If NO, include handwritten above or on a separate sheet.			
2. Has some or all of the site property been sold, subdivided, merged, or undergone a tax map amendment during this Reporting Period?		☒	☐
3. Has there been any change of use at the site during this Reporting Period (see 6NYCRR 375-1.11(d))?		☐	☒
4. Have any federal, state, and/or local permits (e.g., building, discharge) been issued for or at the property during this Reporting Period?		☒	☐
If you answered YES to questions 2 thru 4, include documentation or evidence that documentation has been previously submitted with this certification form.			
5. Is the site currently undergoing development?		☒	☐

		Box 2	
		YES	NO
6. Is the current site use consistent with the use(s) listed below? Restricted-Residential, Commercial, and Industrial		☒	☐
7. Are all ICs in place and functioning as designed?		☒	☐

**IF THE ANSWER TO EITHER QUESTION 6 OR 7 IS NO, sign and date below and
DO NOT COMPLETE THE REST OF THIS FORM. Otherwise continue.**

A Corrective Measures Work Plan must be submitted along with this form to address these issues.

Signature of Owner, Remedial Party or Designated Representative

Date

		Box 2A	
		YES	NO
8.	Has any new information revealed that assumptions made in the Qualitative Exposure Assessment regarding offsite contamination are no longer valid?	☐	☒
If you answered YES to question 8, include documentation or evidence that documentation has been previously submitted with this certification form.			
9.	Are the assumptions in the Qualitative Exposure Assessment still valid? (The Qualitative Exposure Assessment must be certified every five years)	☒	☐
If you answered NO to question 9, the Periodic Review Report must include an updated Qualitative Exposure Assessment based on the new assumptions.			
SITE NO. C241146C		Box 3	
Description of Institutional Controls			

The Site is currently occupies a portion of Queens Borough Tax Block 1824, Lot 12. The Site was previously comprised of Queens Borough Tax Block 1823, Lots 19, 20, 21, 23, 26, 28, 33, 40, 44, 47, 52 and 55; Block 1824, Lots 1, 12, 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; and Block 1833, Lot 103. These tax lots, along with former Block 1823, Lot 12 were merged into Block 1824, Lot 12 on October 1, 2024. Documentation related to this merger is appended to this IC/EC Certification form.

<u>Parcel</u>	<u>Owner</u>	<u>Institutional Control</u>
1823-19	City of New York c/o NYC Econ. Dev. Corp	Ground Water Use Restriction Soil Management Plan Landuse Restriction Monitoring Plan Site Management Plan IC/EC Plan O&M Plan
Imposition of an institutional control in the form of environmental easement for the controlled property which will: -require the remedial party or site owner to complete and submit to the Department a periodic certification of institutional and engineering controls in accordance with Part 375-1.8 (h)(3); - allow the use and development of the controlled property for restricted-residential use as defined by Part 375-1.8(g), although land use is subject to local zoning laws; - restrict the use of groundwater as a source of potable or process water, without necessary water quality treatment as determined by the NYSDOH or NYCDOH; and - monitoring to assess the performance and effectiveness of the remedy in compliance with the Department approved Site Management Plan.		
1823-20	City of New York c/o NYC Econ. Dev. Corp	O&M Plan Ground Water Use Restriction Soil Management Plan Landuse Restriction Monitoring Plan Site Management Plan IC/EC Plan
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1823-21	City of New York c/o NYC Econ. Dev. Corp	Ground Water Use Restriction Soil Management Plan Landuse Restriction Monitoring Plan Site Management Plan IC/EC Plan O&M Plan
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1823-23

City of New York c/o NYC Econ. Dev. Corp

O&M Plan
Ground Water Use Restriction
Soil Management Plan
Landuse Restriction
Monitoring Plan
Site Management Plan
IC/EC Plan

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1823-26

City of New York c/o NYC Econ. Dev. Corp

Ground Water Use Restriction
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Landuse Restriction
Monitoring Plan
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IC/EC Plan

O&M Plan

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1823-28

City of New York c/o NYC Econ. Dev. Corp

Ground Water Use Restriction
Soil Management Plan
Landuse Restriction
Monitoring Plan
Site Management Plan
IC/EC Plan

O&M Plan

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1823-33

City of New York c/o NYC Econ. Dev. Corp

O&M Plan

Ground Water Use Restriction

Soil Management Plan

Landuse Restriction

Monitoring Plan

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1823-40

City of New York c/o NYC Econ. Dev. Corp

Ground Water Use Restriction

Soil Management Plan

Landuse Restriction

Monitoring Plan

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IC/EC Plan

O&M Plan

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1823-44

City of New York c/o NYC Econ. Dev. Corp

Ground Water Use Restriction
Soil Management Plan
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IC/EC Plan

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1823-47

City of New York c/o NYC Econ. Dev. Corp

Ground Water Use Restriction
Soil Management Plan
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IC/EC Plan

O&M Plan

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1823-52

City of New York c/o NYC Econ. Dev. Corp

O&M Plan
Ground Water Use Restriction
Soil Management Plan
Landuse Restriction
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Site Management Plan
IC/EC Plan

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1823-55

City of New York c/o NYC Econ. Dev. Corp

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Soil Management Plan
Landuse Restriction
Monitoring Plan
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O&M Plan

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1824-1

City of New York c/o NYC Econ. Dev. Corp

O&M Plan
Ground Water Use Restriction
Soil Management Plan
Landuse Restriction
Monitoring Plan
Site Management Plan
IC/EC Plan

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1824-100

City of New York c/o NYC Econ. Dev. Corp

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Soil Management Plan

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O&M Plan

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1824-12

City of New York c/o NYC Econ. Dev. Corp

O&M Plan
Ground Water Use Restriction
Soil Management Plan
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IC/EC Plan

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1824-19

City of New York c/o NYC Econ. Dev. Corp

O&M Plan
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1824-21

City of New York c/o NYC Econ. Dev. Corp

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1824-26

City of New York c/o NYC Econ. Dev. Corp

O&M Plan
Ground Water Use Restriction
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1824-28

City of New York c/o NYC Econ. Dev. Corp

O&M Plan
Ground Water Use Restriction
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1824-33

City of New York c/o NYC Econ. Dev. Corp

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O&M Plan

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1824-38

City of New York c/o NYC Econ. Dev. Corp

O&M Plan
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1824-40

City of New York c/o NYC Econ. Dev. Corp

Ground Water Use Restriction
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1824-45

City of New York c/o NYC Econ. Dev. Corp

O&M Plan
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1824-53

City of New York c/o NYC Econ. Dev. Corp

Ground Water Use Restriction
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1825-1

City of New York c/o NYC Econ. Dev. Corp

O&M Plan

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1825-150

City of New York c/o NYC Econ. Dev. Corp

O&M Plan

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1825-19

City of New York c/o NYC Econ. Dev. Corp

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1825-21

City of New York c/o NYC Econ. Dev. Corp

Ground Water Use Restriction
Soil Management Plan
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1825-25

City of New York c/o NYC Econ. Dev. Corp

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1825-28

City of New York c/o NYC Econ. Dev. Corp

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1825-30

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O&M Plan
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1825-37

City of New York c/o NYC Econ. Dev. Corp

Ground Water Use Restriction
Soil Management Plan

Landuse Restriction
Monitoring Plan
Site Management Plan
IC/EC Plan

O&M Plan

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1825-46

City of New York c/o NYC Econ. Dev. Corp

O&M Plan
Ground Water Use Restriction
Soil Management Plan
Landuse Restriction
Monitoring Plan
Site Management Plan
IC/EC Plan

Imposition of an institutional control in the form of environmental easement for the controlled property which will:

- require the remedial party or site owner to complete and submit to the Department a periodic certification of institutional and engineering controls in accordance with Part 375-1.8 (h)(3);
- allow the use and development of the controlled property for restricted-residential use as defined by Part 375-1.8(g), although land use is subject to local zoning laws;
- restrict the use of groundwater as a source of potable or process water, without necessary water quality treatment as determined by the NYSDOH or NYCDOH; and
- monitoring to assess the performance and effectiveness of the remedy in compliance with the Department approved Site Management Plan.

1825-48

City of New York c/o NYC Econ. Dev. Corp

Ground Water Use Restriction
Soil Management Plan
Landuse Restriction
Monitoring Plan
Site Management Plan
IC/EC Plan

O&M Plan

Imposition of an institutional control in the form of environmental easement for the controlled property which will:

- require the remedial party or site owner to complete and submit to the Department a periodic certification of institutional and engineering controls in accordance with Part 375-1.8 (h)(3);

- allow the use and development of the controlled property for restricted-residential use as defined by Part 375-1.8(g), although land use is subject to local zoning laws;
- restrict the use of groundwater as a source of potable or process water, without necessary water quality treatment as determined by the NYSDOH or NYCDOH; and
- monitoring to assess the performance and effectiveness of the remedy in compliance with the Department approved Site Management Plan.

1825-53

City of New York c/o NYC Econ. Dev. Corp

O&M Plan
Ground Water Use Restriction
Soil Management Plan
Landuse Restriction
Monitoring Plan
Site Management Plan
IC/EC Plan

Imposition of an institutional control in the form of environmental easement for the controlled property which will:

- require the remedial party or site owner to complete and submit to the Department a periodic certification of institutional and engineering controls in accordance with Part 375-1.8 (h)(3);
- allow the use and development of the controlled property for restricted-residential use as defined by Part 375-1.8(g), although land use is subject to local zoning laws;
- restrict the use of groundwater as a source of potable or process water, without necessary water quality treatment as determined by the NYSDOH or NYCDOH; and
- monitoring to assess the performance and effectiveness of the remedy in compliance with the Department approved Site Management Plan.

1825-55

City of New York c/o NYC Econ. Dev. Corp

Ground Water Use Restriction
Soil Management Plan
Landuse Restriction
Monitoring Plan
Site Management Plan
IC/EC Plan

O&M Plan

Imposition of an institutional control in the form of environmental easement for the controlled property which will:

- require the remedial party or site owner to complete and submit to the Department a periodic certification of institutional and engineering controls in accordance with Part 375-1.8 (h)(3);
- allow the use and development of the controlled property for restricted-residential use as defined by Part 375-1.8(g), although land use is subject to local zoning laws;
- restrict the use of groundwater as a source of potable or process water, without necessary water quality treatment as determined by the NYSDOH or NYCDOH; and
- monitoring to assess the performance and effectiveness of the remedy in compliance with the Department approved Site Management Plan.

1825-58

City of New York c/o NYC Econ. Dev. Corp

O&M Plan
Ground Water Use Restriction
Soil Management Plan
Landuse Restriction
Monitoring Plan

Site Management Plan
IC/EC Plan

Imposition of an institutional control in the form of environmental easement for the controlled property which will:

- require the remedial party or site owner to complete and submit to the Department a periodic certification of institutional and engineering controls in accordance with Part 375-1.8 (h)(3);
- allow the use and development of the controlled property for restricted-residential use as defined by Part 375-1.8(g), although land use is subject to local zoning laws;
- restrict the use of groundwater as a source of potable or process water, without necessary water quality treatment as determined by the NYSDOH or NYCDOH; and
- monitoring to assess the performance and effectiveness of the remedy in compliance with the Department approved Site Management Plan.

1833-103 City of New York c/o NYC Econ. Dev. Corp

O&M Plan
Ground Water Use Restriction
Soil Management Plan
Landuse Restriction
Monitoring Plan
Site Management Plan
IC/EC Plan

Imposition of an institutional control in the form of environmental easement for the controlled property which will:

- require the remedial party or site owner to complete and submit to the Department a periodic certification of institutional and engineering controls in accordance with Part 375-1.8 (h)(3);
- allow the use and development of the controlled property for restricted-residential use as defined by Part 375-1.8(g), although land use is subject to local zoning laws;
- restrict the use of groundwater as a source of potable or process water, without necessary water quality treatment as determined by the NYSDOH or NYCDOH; and
- monitoring to assess the performance and effectiveness of the remedy in compliance with the Department approved Site Management Plan.

Box 4

Description of Engineering Controls

<u>Parcel</u>	<u>Engineering Control</u>
1823-19	Vapor Mitigation Cover System

A site cover will be required to allow for restricted-residential use of the site in areas where the upper two feet of exposed surface soil will exceed the restricted-residential soil cleanup objectives (SCOs). Where a soil cover is to be used it will be a minimum of two feet of soil placed over a demarcation layer, with the upper six inches of soil of sufficient quality to maintain a vegetative layer. Soil cover material, including any fill material brought to the site, will meet the SCOs for cover material for the use of the site as set forth in 6 NYCRR Part 375-6.7(d). Substitution of other materials and components may be allowed where such components already exist or are a component of the tangible property to be placed as part of site redevelopment. Such components may include, but are not necessarily limited to: pavement, concrete, paved surface parking areas, sidewalks, building foundations and building slabs.

Parcel

Engineering Control

Any on-site buildings will be required to have a sub-slab depressurization system, or other acceptable measures, to mitigate the migration of vapors into the building from groundwater.

1823-20

Vapor Mitigation
Cover System

A site cover will be required to allow for restricted-residential use of the site in areas where the upper two feet of exposed surface soil will exceed the restricted-residential soil cleanup objectives (SCOs). Where a soil cover is to be used it will be a minimum of two feet of soil placed over a demarcation layer, with the upper six inches of soil of sufficient quality to maintain a vegetative layer. Soil cover material, including any fill material brought to the site, will meet the SCOs for cover material for the use of the site as set forth in 6 NYCRR Part 375-6.7(d). Substitution of other materials and components may be allowed where such components already exist or are a component of the tangible property to be placed as part of site redevelopment. Such components may include, but are not necessarily limited to: pavement, concrete, paved surface parking areas, sidewalks, building foundations and building slabs.

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1823-21

Vapor Mitigation
Cover System

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1823-23

Vapor Mitigation
Cover System

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1823-26

Vapor Mitigation

Parcel

Engineering Control

Cover System

A site cover will be required to allow for restricted-residential use of the site in areas where the upper two feet of exposed surface soil will exceed the restricted-residential soil cleanup objectives (SCOs). Where a soil cover is to be used it will be a minimum of two feet of soil placed over a demarcation layer, with the upper six inches of soil of sufficient quality to maintain a vegetative layer. Soil cover material, including any fill material brought to the site, will meet the SCOs for cover material for the use of the site as set forth in 6 NYCRR Part 375-6.7(d). Substitution of other materials and components may be allowed where such components already exist or are a component of the tangible property to be placed as part of site redevelopment. Such components may include, but are not necessarily limited to: pavement, concrete, paved surface parking areas, sidewalks, building foundations and building slabs.

Any on-site buildings will be required to have a sub-slab depressurization system, or other acceptable measures, to mitigate the migration of vapors into the building from groundwater.

1823-28

Vapor Mitigation
Cover System

A site cover will be required to allow for restricted-residential use of the site in areas where the upper two feet of exposed surface soil will exceed the restricted-residential soil cleanup objectives (SCOs). Where a soil cover is to be used it will be a minimum of two feet of soil placed over a demarcation layer, with the upper six inches of soil of sufficient quality to maintain a vegetative layer. Soil cover material, including any fill material brought to the site, will meet the SCOs for cover material for the use of the site as set forth in 6 NYCRR Part 375-6.7(d). Substitution of other materials and components may be allowed where such components already exist or are a component of the tangible property to be placed as part of site redevelopment. Such components may include, but are not necessarily limited to: pavement, concrete, paved surface parking areas, sidewalks, building foundations and building slabs.

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1823-33

Vapor Mitigation
Cover System
Monitoring Wells

A site cover will be required to allow for restricted-residential use of the site in areas where the upper two feet of exposed surface soil will exceed the restricted-residential soil cleanup objectives (SCOs). Where a soil cover is to be used it will be a minimum of two feet of soil placed over a demarcation layer, with the upper six inches of soil of sufficient quality to maintain a vegetative layer. Soil cover material, including any fill material brought to the site, will meet the SCOs for cover material for the use of the site as set forth in 6 NYCRR Part 375-6.7(d). Substitution of other materials and components may be allowed where such components already exist or are a component of the tangible property to be placed as part of site redevelopment. Such components may include, but are not necessarily limited to: pavement, concrete, paved surface parking areas, sidewalks, building foundations and building slabs.

Any on-site buildings will be required to have a sub-slab depressurization system, or other acceptable measures, to mitigate the migration of vapors into the building from groundwater.

1823-40

Vapor Mitigation
Cover System
Monitoring Wells

A site cover will be required to allow for restricted-residential use of the site in areas where the upper two feet of exposed surface soil will exceed the restricted-residential soil cleanup objectives (SCOs).

Parcel

Engineering Control

Where a soil cover is to be used it will be a minimum of two feet of soil placed over a demarcation layer, with the upper six inches of soil of sufficient quality to maintain a vegetative layer. Soil cover material, including any fill material brought to the site, will meet the SCOs for cover material for the use of the site as set forth in 6 NYCRR Part 375-6.7(d). Substitution of other materials and components may be allowed where such components already exist or are a component of the tangible property to be placed as part of site redevelopment. Such components may include, but are not necessarily limited to: pavement, concrete, paved surface parking areas, sidewalks, building foundations and building slabs.

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1823-44

Vapor Mitigation
Cover System
Monitoring Wells

A site cover will be required to allow for restricted-residential use of the site in areas where the upper two feet of exposed surface soil will exceed the restricted-residential soil cleanup objectives (SCOs). Where a soil cover is to be used it will be a minimum of two feet of soil placed over a demarcation layer, with the upper six inches of soil of sufficient quality to maintain a vegetative layer. Soil cover material, including any fill material brought to the site, will meet the SCOs for cover material for the use of the site as set forth in 6 NYCRR Part 375-6.7(d). Substitution of other materials and components may be allowed where such components already exist or are a component of the tangible property to be placed as part of site redevelopment. Such components may include, but are not necessarily limited to: pavement, concrete, paved surface parking areas, sidewalks, building foundations and building slabs.

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1823-47

Vapor Mitigation
Cover System

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1823-52

Vapor Mitigation
Cover System
Monitoring Wells

A site cover will be required to allow for restricted-residential use of the site in areas where the upper two feet of exposed surface soil will exceed the restricted-residential soil cleanup objectives (SCOs). Where a soil cover is to be used it will be a minimum of two feet of soil placed over a demarcation layer, with the upper six inches of soil of sufficient quality to maintain a vegetative layer. Soil cover material, including any fill material brought to the site, will meet the SCOs for cover material for the use

Parcel

Engineering Control

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1823-55

Vapor Mitigation
Cover System
Monitoring Wells

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1824-1

Vapor Mitigation
Cover System
Monitoring Wells

A site cover will be required to allow for restricted-residential use of the site in areas where the upper two feet of exposed surface soil will exceed the restricted-residential soil cleanup objectives (SCOs). Where a soil cover is to be used it will be a minimum of two feet of soil placed over a demarcation layer, with the upper six inches of soil of sufficient quality to maintain a vegetative layer. Soil cover material, including any fill material brought to the site, will meet the SCOs for cover material for the use of the site as set forth in 6 NYCRR Part 375-6.7(d). Substitution of other materials and components may be allowed where such components already exist or are a component of the tangible property to be placed as part of site redevelopment. Such components may include, but are not necessarily limited to: pavement, concrete, paved surface parking areas, sidewalks, building foundations and building slabs.

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1824-100

Vapor Mitigation
Cover System
Monitoring Wells

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Parcel

Engineering Control

be placed as part of site redevelopment. Such components may include, but are not necessarily limited to: pavement, concrete, paved surface parking areas, sidewalks, building foundations and building slabs.

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1824-12

Vapor Mitigation
Cover System
Monitoring Wells

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1824-19

Vapor Mitigation
Cover System
Monitoring Wells

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1824-21

Vapor Mitigation
Cover System
Monitoring Wells

A site cover will be required to allow for restricted-residential use of the site in areas where the upper two feet of exposed surface soil will exceed the restricted-residential soil cleanup objectives (SCOs). Where a soil cover is to be used it will be a minimum of two feet of soil placed over a demarcation layer, with the upper six inches of soil of sufficient quality to maintain a vegetative layer. Soil cover material, including any fill material brought to the site, will meet the SCOs for cover material for the use of the site as set forth in 6 NYCRR Part 375-6.7(d). Substitution of other materials and components may be allowed where such components already exist or are a component of the tangible property to be placed as part of site redevelopment. Such components may include, but are not necessarily limited to: pavement, concrete, paved surface parking areas, sidewalks, building foundations and building slabs.

Parcel

Engineering Control

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Any on-site buildings will be required to have a sub-slab depressurization system, or other acceptable measures, to mitigate the migration of vapors into the building from groundwater.

1824-26

Vapor Mitigation
Cover System
Monitoring Wells

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1824-28

Vapor Mitigation
Cover System
Monitoring Wells

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1824-33

Vapor Mitigation
Cover System
Monitoring Wells

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Engineering Control

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1824-38

Vapor Mitigation
Cover System
Monitoring Wells

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1824-40

Vapor Mitigation
Cover System
Monitoring Wells

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1824-45

Vapor Mitigation
Cover System
Monitoring Wells

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Parcel

1824-53

Engineering Control

Vapor Mitigation
Cover System
Monitoring Wells

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1825-1

Vapor Mitigation
Cover System
Monitoring Wells

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1825-150

Vapor Mitigation
Cover System
Monitoring Wells

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1825-19

Vapor Mitigation

Parcel

Engineering Control

Cover System
Monitoring Wells

A site cover will be required to allow for restricted-residential use of the site in areas where the upper two feet of exposed surface soil will exceed the restricted-residential soil cleanup objectives (SCOs). Where a soil cover is to be used it will be a minimum of two feet of soil placed over a demarcation layer, with the upper six inches of soil of sufficient quality to maintain a vegetative layer. Soil cover material, including any fill material brought to the site, will meet the SCOs for cover material for the use of the site as set forth in 6 NYCRR Part 375-6.7(d). Substitution of other materials and components may be allowed where such components already exist or are a component of the tangible property to be placed as part of site redevelopment. Such components may include, but are not necessarily limited to: pavement, concrete, paved surface parking areas, sidewalks, building foundations and building slabs.

Any on-site buildings will be required to have a sub-slab depressurization system, or other acceptable measures, to mitigate the migration of vapors into the building from groundwater.

1825-21

Vapor Mitigation
Cover System
Monitoring Wells

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1825-25

Vapor Mitigation
Cover System
Monitoring Wells

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1825-28

Vapor Mitigation
Cover System
Monitoring Wells

Parcel

Engineering Control

A site cover will be required to allow for restricted-residential use of the site in areas where the upper two feet of exposed surface soil will exceed the restricted-residential soil cleanup objectives (SCOs). Where a soil cover is to be used it will be a minimum of two feet of soil placed over a demarcation layer, with the upper six inches of soil of sufficient quality to maintain a vegetative layer. Soil cover material, including any fill material brought to the site, will meet the SCOs for cover material for the use of the site as set forth in 6 NYCRR Part 375-6.7(d). Substitution of other materials and components may be allowed where such components already exist or are a component of the tangible property to be placed as part of site redevelopment. Such components may include, but are not necessarily limited to: pavement, concrete, paved surface parking areas, sidewalks, building foundations and building slabs.

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1825-30

Vapor Mitigation
Cover System
Monitoring Wells

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1825-37

Vapor Mitigation
Cover System
Monitoring Wells

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1825-46

Vapor Mitigation
Cover System
Monitoring Wells

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ParcelEngineering Control

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1825-48

Vapor Mitigation
Cover System
Monitoring Wells

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1825-53

Vapor Mitigation
Cover System
Monitoring Wells

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1825-55

Vapor Mitigation
Cover System
Monitoring Wells

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Parcel

Engineering Control

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1825-58

Vapor Mitigation
Cover System
Monitoring Wells

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1833-103

Vapor Mitigation
Cover System
Monitoring Wells

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Any on-site buildings will be required to have a sub-slab depressurization system, or other acceptable measures, to mitigate the migration of vapors into the building from groundwater.

Periodic Review Report (PRR) Certification Statements

1. I certify by checking "YES" below that:

a) the Periodic Review report and all attachments were prepared under the direction of, and reviewed by, the party making the Engineering Control certification;

b) to the best of my knowledge and belief, the work and conclusions described in this certification are in accordance with the requirements of the site remedial program, and generally accepted engineering practices; and the information presented is accurate and complete.

YES NO

☒ ☐

2. For each Engineering control listed in Box 4, I certify by checking "YES" below that all of the following statements are true:

(a) The Engineering Control(s) employed at this site is unchanged since the date that the Control was put in-place, or was last approved by the Department;

(b) nothing has occurred that would impair the ability of such Control, to protect public health and the environment;

(c) access to the site will continue to be provided to the Department, to evaluate the remedy, including access to evaluate the continued maintenance of this Control;

(d) nothing has occurred that would constitute a violation or failure to comply with the Site Management Plan for this Control; and

(e) if a financial assurance mechanism is required by the oversight document for the site, the mechanism remains valid and sufficient for its intended purpose established in the document.

YES NO

☒ ☐

**IF THE ANSWER TO QUESTION 2 IS NO, sign and date below and
DO NOT COMPLETE THE REST OF THIS FORM. Otherwise continue.**

A Corrective Measures Work Plan must be submitted along with this form to address these issues.

Signature of Owner, Remedial Party or Designated Representative

Date

**IC CERTIFICATIONS
SITE NO. C241146C**

Box 6

SITE OWNER OR DESIGNATED REPRESENTATIVE SIGNATURE

I certify that all information and statements in Boxes 1,2, and 3 are true. I understand that a false statement made herein is punishable as a Class "A" misdemeanor, pursuant to Section 210.45 of the Penal Law.

600 Third Avenue

I Jennifer O'Sullivan at New York NY United States,
print name print business address 10016

am certifying as COO Remedial Party (Owner or Remedial Party)

for the Site named in the Site Details Section of this form.

Signed by:
Jennifer O'Sullivan
447C0BBF3AE94E7...

7/17/2026

Signature of Owner, Remedial Party, or Designated Representative
Rendering Certification

Date

EC CERTIFICATIONS

Box 7

Professional Engineer Signature

I certify that all information in Boxes 4 and 5 are true. I understand that a false statement made herein is punishable as a Class "A" misdemeanor, pursuant to Section 210.45 of the Penal Law.

I Gerald F. Nicholls at 368 Ninth Avenue, 8th Floor, New York, NY 10001,
print name print business address

am certifying as a Professional Engineer for the Remedial Party
Owner or Remedial Party)



Gerry Nicholls

Signature of Professional Engineer, for the Owner or
Remedial Party, Rendering Certification

Stamp
(Required for PE)

01/21/2026
Date



Department of Finance
PROPERTY DIVISION

TAX MAP UNIT FEE SHEET

Date: 12/7/2023

Borough: 4

Block: 1823

Lot: 12

<u>SERVICE</u>	<u>COST</u>	<u>QUANTITY</u>	<u>AMOUNT</u>
Tax Map Certification	\$10.00		
New Lot Request For Mergers Apportionments (RP-602), and Lot Request For Condominium Amendment Applications (RP-602CA)	\$73.00 (per lot)	<u>1</u>	<u>\$ 73</u>

NYC Business Centers
Department of Finance
Manhattan Business Center
66 John Street, 2nd Floor
New York, NY 10038

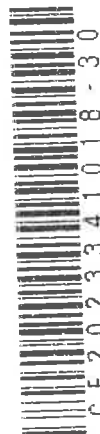
Reference Number: 2023341016-30
Date/Time: 12/07/2023 12:29:16 PM

Miscellaneous Fee
2023341016-30-1
CPRR Trans Code: 9507
Transaction ID: 995500000000000000MCE02
UserId: NYC4270
Total: \$73.00

1 ITEM TOTAL: \$73.00

TOTAL: \$73.00

ICL Personal Check
Check Nbr: 118918
Total Received: \$73.00



C E 2 0 2 3 3 4 1 0 1 8 - 3 0

Thank you! Have a nice day.

**APPLICATION FOR APPORTIONMENTS OR MERGERS**

Instructions: Please complete this application and submit in person to: **Department of Finance, Property Division - Tax Map Office, 66 John Street, 2nd floor, New York, NY 10038.** Please read the instructions for further details before completing this form. Print clearly.

SECTION A: PROPERTY INFORMATIONBorough: Queens Block: 1823/1824/1825/1833 Present Lot(s): See attached☒ Merger☐ ApportionmentNumber of
Lots Requested 1

DO NOT WRITE IN THIS SPACE - FOR OFFICE USE ONLY

BLOCK: 1823Lot Number: Lot: 12☐ Air☐ SubterraneanLot(s) Usage:
(check one)☐ Residential
Building Gross
Sq/Ft: _____☒ Commercial
Building Gross
Sq/Ft: 615,000☐ Mix (Residential & Commercial)
Building Gross
Sq/Ft: _____

Property

1. Owner's Name (as per Deed): _____

LAST NAME

FIRST NAME

OR

Company Name: The City of New York

Property

2. Address: 37-11126th StreetQueensNY11369

NUMBER AND STREET

CITY

STATE

ZIP CODE

3. Filing Representative (if applicable): Milrose Consultants,**SECTION B: CERTIFICATION**1. Architect/Engineer/Applicant's Name: Vitolano

LAST NAME

Christopher

FIRST NAME

2. Address: Langan Engineering - 360 West 31st StreetNew YorkNY10001

NUMBER AND STREET

CITY

STATE

ZIP CODE

3. Telephone Number: 212-479-54004. Email Address: cvitolano@langan.com

The applicant hereby certifies that, in making this application for merger/apportionment, s/he is the owner, or acting under the direction of the owner.

Signature of Architect/ Engineer/Applicant: Date: 12 / 04 / 2023**TAX MAP CHANGE WILL NOT BE MADE UNTIL PRESENTATION OF REQUIRED DOCUMENTS (see reverse for the required documents)****DRAW SKETCH TO SCALE 1" = 50', IF POSSIBLE INDICATE NORTH ARROW**

See attached drawing



(Architect or Engineer's seal)

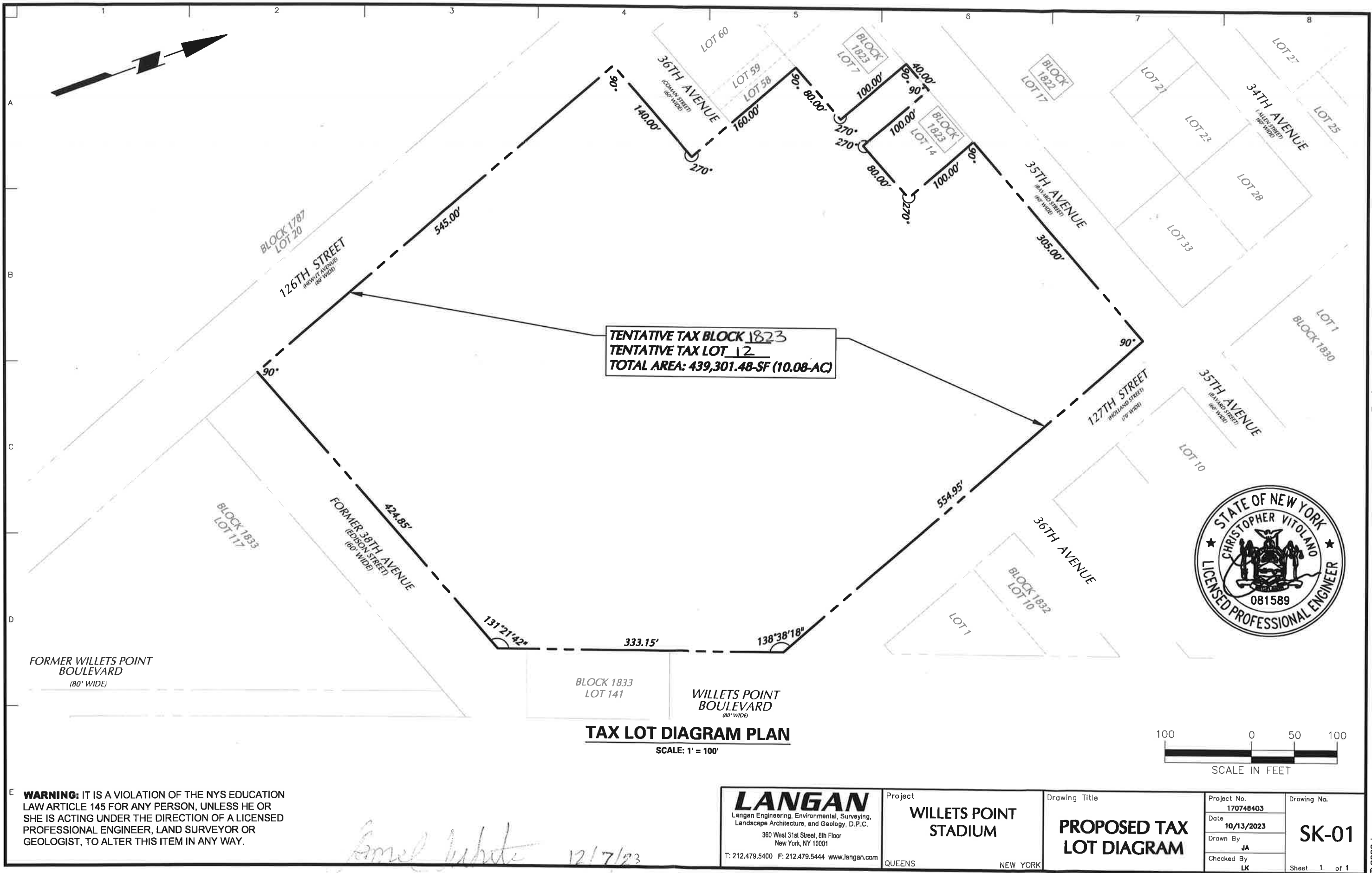
Tentative Lot(s) issued:

Customer Service Representative: S. MartinezDate: 12 / 7 / 23New Lot(s): —Lot(s) Affected: Lot: 12Lot(s) Dropped: —Block: 1823

Please note: Map changes will not be made until presentation of all required documents is reviewed and approved by the Specialist.
Lots are tentative until final approval is received from the Tax Map Office.

Map Updated:

Tax Map Specialist: _____ Date: ____/____/____



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

Amel White 12/7/23

Queens Borough President

Topographical Bureau

120-55 Queens Blvd - 3rd Fl

Kew Gardens, NY 11415

Topo Products & Services

Date	Invoice #
1/29/2024	50944

Sold To

MILROSE CONSULTANTS
498 7TH AVENUE 17 FL.
NEW YOK, NY 10018

PAID
01/29/2024

MR

Project	Topo Staff	Block/Lot
126-87 Willets P. B...	JK.	1823/12

Quantity	Description	Rate	Exempt	Amount
1	Issuance of a House #	50.00		50.00
1	New Building Certification (Cert. Including House # Cert., Mapped Street Stamp and Grade Stamp)	100.00		100.00
	cust. rep. Hector Diaz tel. 212-643-4545 ck. 1138001280 12-87 Willets Point Boulevard			
			Total	\$150.00

Note #1: New Building Applications that have been issued new numbers but now need certification stamps will be billed at \$100.00 per application.

Phone #

718-286-2942

OFFICE OF THE PRESIDENT, BOROUGH OF QUEENS
TOPOGRAPHICAL BUREAU, HOUSE NUMBERING DIVISION

DATE: 01-29-2041

Application is hereby made for House Number(s) for the premises shown below

Applicant: HOK Address: 1065 AVENUE OF THE AMERICAS 6th FLOOR

Phone #: (212) 981 -7318 NEW YORK . NY 10018

Check if: ☒ Architect ☐ Professional Engineer ☐ Owner ☐ Authorized Agent

SHOW NORTH-POINT, STREET NAMES, DIMENSIONS OF PLOT
DISTANCE TO NEAREST CORNER AND LOCATION OF DOOR

ASSIGNED BY: J.K.
CHECKED BY:
DATE:

SEE ATTACHED SKETCH ON BACK

104th STREET

TAX LOT 12
TAX BLK 1823
ATLAS 25
PLATE 2

President, Borough of Queens
Topographical Bureau
House Numbering Division

Approved: [Signature]

THE HOUSE NUMBER ASSIGNED MUST BE DISPLAYED:
CHAPTER 5 SECTION 3-505 ADMINISTRATIVE CODE; CITY OF NEW YORK

Number(s) Assigned:

129-87 Willets Point Boulevard (OFF#)

JAN 29 2024

President, Borough of Queens
Topographical Bureau
House Number Division

Approved

JAN 29 2024

SEAWAY WAY

35TH AVENUE

127TH STREET

38TH AVENUE

WILLETS POINT BOULEVARD

PLAN - FIELD LEVEL

LEGEND

PRIMARY ENTRANCE

SECONDARY ENTRANCE





MRC000073331

CHannarr

PW1: Plan/Work Application

Application must be typewritten

**1 LOCATION INFORMATION** (required for all applications)

House No(s) 126-87 Street Name Willeys Point Boulevard
Borough Queens Block 1823 Lot 12 BIN 407 CB No 407
Work on Floor(s) 001 thru 005 Apt./Condo No(s)

2 APPLICANT INFORMATION (required for all applications; fax, mobile phone and email address are optional information)

Last Name Christerson First Name James Middle Initial
Business Name HOK Business Telephone (212) 981-7318
Business Address 5 Bryant Park, 1065 Avenue of the Americas, 6th Floor Business Fax (212) 633-1163
City New York State NY Zip 10018 Mobile Telephone (917) 596-3525
Email james.christerson@hok.com License Number 021765
Choose one: ☐ P.E. ☒ R.A. ☐ Sign Hanger ☐ R.L.A. ☐ Other:

3 FILING REPRESENTATIVE (complete only if different from applicant specified in Section 2; fax, mobile phone, and email are optional info)

Last Name Diaz First Name Hector Middle Initial
Business Name Milrose Consultants, LLC Business Telephone (212) 643-4545
Business Address 498 Seventh Avenue, 17th Floor Business Fax (212) 643-4859
City New York State NY Zip 10018 Mobile Telephone (917) 567-6640
Email teamnynu@milrose.com Registration Number 001222

4 FILING STATUS (required for all applications; choose one and provide specified associated information)

- ☒ **Initial Filing** 5, 7, 11, 12A, 25-26
Choose one only:
☒ Standard Plan Examination or Review
☐ Professional Certification PC1, POC1
☐ Professional Certification of Objections A17
- ☐ **Prior to Approval Actions** 25-26
☐ Amend Existing Filing 4A
☐ Subsequent Filing 6-7, 8A (Alt-2 only), 11
- ☐ **Post Approval Amendment (PAA)** 4A, 6, 24-25
Will PAA affect filing fees? ☐ YES ☐ NO
- ☐ **New (Superseding) Applicant** 4A, 25-26
- ☐ **Reinstatement** 24-26
☐ **Withdrawal** 26
☐ Specified in 4A and 6
☐ Entire Job
4A Indicate existing document number affected by filing:

5 JOB/PROJECT TYPES (choose one and provide specified associated information)

- ☐ **Alteration Type 1 or Alteration Type 1 required to meet New Building requirements (28-101.4.5)** 6A-E, 8B-C, 8F, 9-10, 12, 13C-F, 14, 18-20, 22 & PW1A, PD1
- ☐ **Alteration Type 2** 5A, 6A-D, 8A-B, 9-10, 13C-E, 14, 20, 22
- ☐ **Alteration Type 3** 5A, 6B-F, 8C, 9-10, 13C-E, 20, 22
- ☐ **Full Demolition** 6B, 8D, 9A & 9C-D, 9K, 9M, 13D-E, 14, 21A, 22
- ☐ **Subdivision** 9A, 9D, 12A-B
- ☐ **Condominium** ☐ Improved 17
- ☐ **Alteration Type 1, OT: 'No Work'** 8C, 8F, 9-10 & 12, 13C-F, 14, 18-19, 22, PW1A, PD1
- ☒ **New Building** 6A-E, 8F, 9A, 9C-K, 9M, 10, 12 & 13A-E, 14, 18-20, PW1A, PD1
- 5A Directive 14 acceptance requested? ☐ YES ☒ NO
- ☐ **Sign** 5A, 6B-D, 9A, 9D, 22-23

6 WORK TYPES (select all that apply but no more than allowed by job & filing type: 'OT' required on all NB and Alteration 1 initial applications)

- 6A ☐ BL - Boiler PW1C ☐ FS - Fuel Storage PW1C ☐ PL - Plumbing PW1B ☐ CC - Curb Cut 16
☐ FA - Fire Alarm ☐ FP - Fire Suppression ☐ SD - Standpipe PW1B ☐ OT/LAN - Landscape
☐ FB - Fuel Burning PW1C ☐ MH - Mechanical ☐ SP - Sprinkler PW1B
- 6B ☐ EQ - Construction ☐ Equipment 15
- 6C ☒ OT/GC - General ☐ Construction
- 6D ☐ OT - Other, describe:
- 6E ☐ OT/ANT - Antenna
- 6F ☐ OT/BPP - Builders Pavement Plan 8D
☐ OT/FPP - Fire Protection Plan
☐ OT/MAR - Marquee 8E, 26B

7 PLANS/CONSTRUCTION DOCUMENTS SUBMITTED (plans are required for most applications)

Are plans being submitted with this PW1? ☒ YES ☐ NO If YES, do the plans include: ☐ FO - Foundation ☒ EN - Energy Analysis

8 ADDITIONAL INFORMATION

8A	WT	Cost	WT	Cost	WT	Cost	8B	Is a building enlargement proposed?	8C	Estimated Job Cost \$
								☐ NO enlargement is proposed	8D	Street Frontage: linear ft.
								☐ YES 12, PD1	8E	Height: ft. Width: ft.
								☐ Horizontal ☐ Vertical	8F	Total Building Square Footage: sq. ft.
								Additional Construction Floor Area: sq. ft.		615,000

9 ADDITIONAL CONSIDERATIONS, LIMITATIONS OR RESTRICTIONS

9A Review is requested under which Building Code? ☒ 2022 ☐ 2014 ☐ 2008 ☐ 1968 ☐ Prior to 1968

YES NO

YES NO

9B ☐ ☐ Alteration required to meet New Building requirements (28-101.4.5) If yes, 13A-B

☐ ☐ Alteration is a major change to exits

☐ ☐ Change in number of dwelling units

☐ ☐ Change in Occupancy/Use

☐ ☐ Change is inconsistent with current Certificate of Occupancy

☐ ☐ Change in number of stories

9C ☐ ☒ Façade Alteration

☐ ☒ Adult Establishment If YES, plot diagram (except DM)

☐ ☒ Compensated Development (Inclusionary Housing)

☐ ☒ Low Income Housing (Inclusionary Housing)

☐ ☒ Single Room Occupancy (SRO) Multiple Dwelling

☐ ☒ Filing includes Lot Merger/Reapportionment If YES, 17

☐ ☐ Infill Zoning

☐ ☐ Loft Board

YES NO Work Includes:

☐ ☐ Quality Housing

☐ ☐ Prefab wood I-joists

☐ ☐ Site Safety Job/Project

☐ ☐ Structural cold-formed steel

☐ ☐ Included in LMCCC

☐ ☐ Open-web steel joists

9D ☐ ☒ Landmark

☐ ☒ Little 'E' or RD Site

☐ ☒ Unmapped/CCO Street

☐ ☒ Requesting legalization of work where no work without a permit violations have been issued

☐ ☒ Other (please specify on line provided below):

☐ ☐ Filing to address violations (list #s—max. 5):

☐ ☐ Filing to comply with Local Laws (list #s—max. 2)

LL Number

Year

9E ☐ ☒ BSA Calendar Numbers (max. 5):

9F ☐ ☒ CPC Calendar Numbers (max. 5):

9G ☒ ☐ Work includes lighting fixture and/or controls, installation or replacement. [ECC §404 and §505]

9H ☐ ☒ Work includes modular construction under NYS jurisdiction

☐ ☒ Work includes modular construction under NYC jurisdiction

9I High Rise Team tracking #:

9J ☐ ☒ Structural peer review required per BC 16. If YES, provide NYS P.E. license number:

9K ☐ ☐ Work includes permanent removal of standpipe, sprinkler or fire suppression related systems

9L ☐ ☐ Work includes partial demolition as defined in AC §28-101.5, or the raising/moving of a building. If YES, 21B

☐ ☐ Structural stability affected by proposed work

9M ☐ ☒ Work involves or will result in:

- 1) an amount of soil disturbance greater than or equal to 20,000 square feet; or
- 2) the creation of 5,000 square feet or more of impervious surface.

☒ ☐ Work is part of a larger common plan or development or sale that involves or will result in:

- 1) an amount of soil disturbance greater than or equal to 20,000 square feet; or
- 2) the creation of 5,000 square feet or more of impervious surface.

10 NYCECC COMPLIANCE (New York City Energy Conservation Code)

- ☒ To the best of my knowledge, belief and professional judgment, all work under this application is in compliance with the NYCECC*
Code Compliance Path (choose one): ☒ NYCECC ☐ ASHRAE
Energy Analysis (choose one): ☐ Tabular Analysis ☐ REScheck ☐ COMcheck ☒ Energy Modeling (EN1)
- ☐ To the best of my knowledge, belief and professional judgment, all work under this application is exempt from the NYCECC* in accordance with one of the following (choose one):
- ☐ The work is an alteration of a State or National historic building.
 - ☐ The scope of the work is entirely in a "low-energy building" and is limited to the building envelope.
 - ☐ The entire scope of work involves a temporary structure and/or one or more of the following work types: FA, FP, SD, SP, FS, EQ, CC, OT/BPP, OT/FPP. Other work types are not exempt.
 - ☐ This is a post-approval amendment and exempt under a prior edition of the Energy Code. See statement of exemption on attached drawings.

11 JOB DESCRIPTION
11A RELATED DOB JOB NUMBERS

FILING HERewith FOR FIVE-STORY STADIUM NEW BUILDING AS PER PLANS. THIS FORM IS FOR THE PURPOSES OF HAVING A BUILDING ADDRESS ASSIGNED.

11B Primary application Job No.

12 ZONING CHARACTERISTICS

12A District(s) C4-4 (R7-2 Equivalent) Overlay(s) Special Dist.(s) Willets Point Map Number 10B	12B Street legal width: 80 ft. Street Status: ☒ Public ☐ Private <i>If the zoning lot includes multiple tax lots, list all tax lots here ►</i>
--	---

12C Proposed: Use*	Zoning Floor Area	District	FAR	Proposed Lot Details:	Proposed Yard Details:
COMMERCIAL	500,000 sq. ft.	C4-4	1.14	Lot Type: ☐ Corner ☐ Interior ☒ Through Lot Coverage 82 % Lot Area 439,302 sq. ft. Lot Width 545 ft.	Check here if no yards: ☒ or Front Yard ft. Rear Yard ft. Rear Yard Equivalent ft. Side Yard 1 ft. Side Yard 2 ft.
Proposed Totals	500,000 sq. ft.		1.14	Proposed Other Details: Enclosed Parking? ☐ YES ☒ NO If YES, # of parking spaces: _____ Perimeter Wall Height 98 ft.	
Existing Total	sq. ft.				

*Use can be one of the following: residential, commercial, manufacturing, or community facility. List only one use per line.

13 BUILDING CHARACTERISTICS *Main use/dominant occupancy per AC §28-101.5 **Use 2022 Code equivalents ¹Residential w/other use

13A Primary structural system, choose one: ☐ Masonry ☐ Concrete (CIP) ☐ Concrete (Precast) ☐ Wood ☒ Steel (Structural) ☐ Steel (Cold-Formed) ☐ Steel (Encased in Concrete)

13B	Existing	Proposed	13D Building Type:												
Structural Occupancy/Risk Cat.		III	☐ 1, 2, or 3 Family ☒ Other Mixed-use building? [†] ☐ YES ☒ NO												
Seismic Design Cat.		C													
13C Occupancy Classification*		A-5	13E <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th></th> <th>Existing</th> <th>Proposed</th> </tr> <tr> <td>Building Height</td> <td>ft. 98</td> <td>ft.</td> </tr> <tr> <td>Building Stories</td> <td>5</td> <td></td> </tr> <tr> <td>Dwelling Units</td> <td>0</td> <td></td> </tr> </table>		Existing	Proposed	Building Height	ft. 98	ft.	Building Stories	5		Dwelling Units	0	
	Existing	Proposed													
Building Height	ft. 98	ft.													
Building Stories	5														
Dwelling Units	0														
Construction Classification		I-B													
Multiple Dwelling Classification		N/A													

13F Building was originally erected pursuant to which Building Code: ☐ 2022 ☐ 2014 ☐ 2008 ☐ 1968 ☐ Prior to 1968
 The earliest Code with which this building or any part of it is required to comply: ☐ 2022 ☐ 2014 ☐ 2008 ☐ 1968 ☐ Prior to 1968

14 FILL (choose one)

- ☐ Not Applicable ☐ On-Site ☐ Off-Site ☐ Under 300 cubic yards

15 CONSTRUCTION EQUIPMENT

- ☐ Chute ☐ Sidewalk Shed ☐ Construction Material: _____
☐ Fence Size: _____ linear ft. ☐ BSA/MEA Approval No. _____
☐ Supported Scaffold ☐ Other: _____

16 CURB CUT DESCRIPTION

Size of cut (with splays): _____ ft.
 Distance to nearest corner: _____ ft.
 to street: _____

17 TAX LOT CHARACTERISTICS

Original tax lots being merged or reapportioned (if applicable):

--	--	--	--	--	--	--	--	--	--

Tentative tax lot numbers (new tax lots only):

--	--	--	--	--	--	--	--	--	--

18 FIRE PROTECTION EQUIPMENT

	Existing		Proposed	
	YES	NO	YES	NO
Fire Alarm	☐	☐	☒	☐
Fire Suppression	☐	☐	☒	☐
Sprinkler	☐	☐	☒	☐
Standpipe	☐	☐	☒	☐

19 OPEN SPACES

	Existing	Proposed		Existing	Proposed
Plaza Area	sq. ft.	sq. ft.	Arcade Area	sq. ft.	sq. ft.
Parking Area	sq. ft.	sq. ft.	Parking Spaces		
Loading Berths	sq. ft.	sq. ft.	Loading Berths		

20 SITE CHARACTERISTICS

YES	NO	YES	NO
☐	☐	☐	☐
☐	☐	☐	☐
☐	☐	☐	☐
☐	☐	☐	☐

20A FLOOD HAZARD AREA INFORMATION

YES	NO
☐	☐
☐	☐
☐	☐

21 DEMOLITION DETAILS *Mechanical equipment other than handheld devices to be used for demolition or removal of debris (BC §3306.4).

YES NO

- 21A ☐ ☐ Demo. filing is for a secondary structure? If YES, specify structure being demolished:
- ☐ ☐ Mechanical means* from out of building? If YES, mechanical means will demolish: ☐ entire structure or ☐ part of structure
- ☐ ☐ Mechanical means* from within building? If YES, describe equipment proposed:

- 21B ☐ ☐ Demolition work affects the exterior building envelope
- ☐ ☐ The scope of work involves raising/moving of a building

22 ASBESTOS ABATEMENT COMPLIANCE (choose one)

- ☐ The scope of work requires related asbestos abatement as defined in NYC Department of Environmental Protection (DEP) regulations.
- ☐ The scope of the work is **not** an asbestos project as defined in the regulations of the NYC DEP. DEP Control # is required.
DEP ACP-5 Control No. _____
- ☐ The scope of work is exempt from the asbestos requirement as defined in the regulations promulgated by the NYC DEP (15 RCNY 1-23(b)) or is an alteration to a building constructed pursuant to plans submitted for approval on or after April 1, 1987, in accordance with § 28-106.1.

23 SIGN

Purpose:	Type:	Estimated Cost: \$
☐ Advertising	☐ Illuminated 23A	Total Square Feet: _____
☐ Non-Advertising	☐ Non-Illuminated	Height above Curb: _____ ft. in.
Location: ☐ Ground ☐ Roof 23B ☐ Wall		Height above Roof: _____ ft. in.

YES NO

- ☐ ☐ Is sign inside building line? If 'NO', sign projects by: _____ ft. in.
- ☐ ☐ Designed for changeable copy? If no, 23C
- ☐ ☐ Does an OAC have an interest in this sign or location? If yes, 23G
- ☐ ☐ Within 900' and within view of an arterial highway? If yes, 23D
- ☐ ☐ Within 200' and within view of a park ½ acre or more? If yes, 23E

If answer is 'YES' to either of the above two questions and this is an advertising sign, OAC sign number is required in Section 23F.

23A Illuminated type: ☐ Direct ☐ Flashing ☐ Indirect

YES NO

- ☐ ☐ If sign projects beyond building line, is owner billed for annual permit? If no, specify in 26B

23B ☐ ☐ Is roof sign tight, closed or solid?

23C Sign wording. If extensive, provide only key wording.

23D Distance from Arterial Highway: _____ ft.

23E Distance from Park ½ acre or more: _____ ft.

23F OAC Sign Number:

23G OAC Registration Number:

24 COMMENTS (place additional comments on an AI-1 form; see Guide for proper incorporation of professional certification statements)

25 APPLICANT'S STATEMENTS & SIGNATURES (required for all applications)

Falsification of any statement is a misdemeanor and is punishable by a fine or imprisonment, or both. It is unlawful to give to a City employee, or for a City employee to accept, any benefit, monetary or otherwise, either as a gratuity for properly performing the job or in exchange for special consideration. Violation is punishable by imprisonment or fine or both. I understand that if I am found after hearing to have knowingly or negligently made a false statement or to have knowingly or negligently falsified or allowed to be falsified any certificate, form, signed statement, application, report or certification of the correction of a violation required under the provisions of this code or of a rule of any agency, I may be barred from filing further applications or documents with the Department. I prepared or supervised the preparation of the construction documents and specifications herewith submitted and to the best of my knowledge and belief, the construction documents and work shown thereon comply with the provisions of the NYC Administrative Code and other applicable laws and rules. ☐ (check here if) except as set forth in the accompanying documents, I acknowledge that I have read and complied with all instructions pertaining to this application and supplementary schedules submitted. **Cluster Development Statement** (if applicable): I hereby state that all specifications relating to this job are identical to those previously filed under the group lead job number, except as specified herein.

For Initial New Building and Alteration 1 applications filed under the 2022 NYC Building Code only: does this building qualify for high-rise designation? ☐ YES ☒ NO

Directive 14 Initial applications only: I certify that the construction documents submitted and all construction documents related to this application do not require a new or amended Certificate of Occupancy as there is no change in use, exits, or occupancy. ☐ YES ☒ NO

Name (print): James Christerson

Sign & Date:

P.E./R.A. Seal (apply seal, then sign and date over seal)

26 PROPERTY OWNER'S STATEMENTS & SIGNATURES

Falsification of any statement is a misdemeanor and is punishable by a fine or imprisonment, or both. It is unlawful to give to a City employee, or for a City employee to accept, any benefit, monetary or otherwise, either as a gratuity for properly performing the job or in exchange for special consideration. Violation is punishable by imprisonment or fine or both. I understand that if I am found after hearing to have knowingly or negligently made a false statement or to have knowingly or negligently falsified or allowed to be falsified any certificate, form, signed statement, application, report or certification of the correction of a violation required under the provisions of this code or of a rule of any agency, I may be barred from filing further applications or documents with the Department. Furthermore, I understand that I am responsible for insuring that a final inspection be performed when the permitted work is complete, and that a satisfactory report of final inspection be submitted, along with all required submittal documents, so that the NYC Department of Buildings may issue a Letter of Completion or Certificate of Occupancy within the time prescribed by law.

I have authorized the applicant to file this application for the work specified herein and all future amendments. I will not knowingly authorize any work that is not in compliance with all applicable laws, rules, and regulations.

YES NO

☐ ☒ **Fee Exemption Request (Non-Profit Owned and Operated)**

In accordance with Administrative Code §28-112.1, Exception 1, I certify that the deed holder is a corporation or association organized and operated exclusively for the purposes indicated in such section, and that the property is used exclusively by such entity for such purposes. ★

☒ ☐ **Fee Exemption Request (NYCHA/HHC, NYC Agency, or Other Government Owned and Operated)**

The building or any part thereof to be constructed, renovated, altered or demolished is owned and operated exclusively for the purposes of the NYC Agency, NYC Authority, NYS Agency, Federal Government or any other government entity. ★

☐ ☒ **Owner's Certifications Regarding Occupied Housing**

The building to be altered, constructed or demolished contains one or more occupied dwelling units.

☐ ☒ The building to be altered, constructed or demolished contains one or more dwelling units that will remain occupied during construction. These occupied dwelling units have been clearly identified on the submitted construction documents.

☐ ☒ The site of the building to be altered or demolished, or the site of the new building to be constructed, contains occupied housing accommodations subject to rent control or rent stabilization under Chapters 3 and 4 of Title 26 of the New York City Administrative Code. If yes, select one of the following:

☐ The owner is not required to notify the New York State Homes and Community Renewal (NYSHCR) of the owner's intention to file because the nature and scope of the work proposed, pursuant to NYSHCR regulations, does not require notification.

☐ The owner has notified the New York State Homes and Community Renewal (NYSHCR) of its intention to file such construction documents/apply for such permit and has complied with all requirements imposed by the regulations of such agency as preconditions for such [filing/application].

Provide date NYSHCR notified: _____

☐ ☐ **Owner's Certification for Directive 14 Applications (if applicable)**

I have read and am fully aware of the applicant's statement that the construction documents submitted and all construction documents related to this application will not require a new or amended Certificate of Occupancy as there is no change in use, exits, or occupancy and the work is not inconsistent with the current certificate of occupancy. Furthermore, I understand that I am responsible for retaining a qualified design professional to perform a final inspection when the permitted work is complete and this professional must submit a satisfactory final inspection report to the NYC Department of Buildings within the time following inspection prescribed by Department rule.

Notes for Section 26A: Section required if unit owner signed Section 26. Signature required for authorized representative of Condo or Co-Op Board.

★ For fee waivers, please see the PW1 User Guide

Owner Type: ☐ Individual ☐ Partnership ☐ NYCHA/HHC ☐ Corporation ☐ Other Government ☒ NYC Agency ☐ Condo Unit Owner or Co-Op Tenant-shareholder 26A

Is the deed holder a non-profit organization? ☒ YES ☐ NO

Name (please print): Rona Reodica

Relationship to Owner: Assistant Commissioner

Business Name/Agency: NYC HPD

Street Address: 100 Gold Street

City: New York State: NY Zip: 10038

Telephone Number: (212) 863-8576 Fax:

Email Address: BLDSforms@hpd.nyc.gov

Signature & Date: Rona Reodica 1/16/24

26A CONDO/CO-OP BOARD

(see note in bottom left corner of page)

Name (please print):

Title:

Street Address:

City: State: Zip:

Telephone Number: Fax:

Email Address:

Signature & Date: ►

26B LESSEE RESPONSIBLE FOR ANNUAL SIGN OR MARQUEE PERMIT

Name (please print):

Relationship to Owner:

Business Name/Agency:

Street Address:

City: State: Zip:

Telephone Number: Fax:

Email Address:



PD-1: Plot Diagram

Must be typewritten.

☒ Orient and affix BIS job number label here ☒

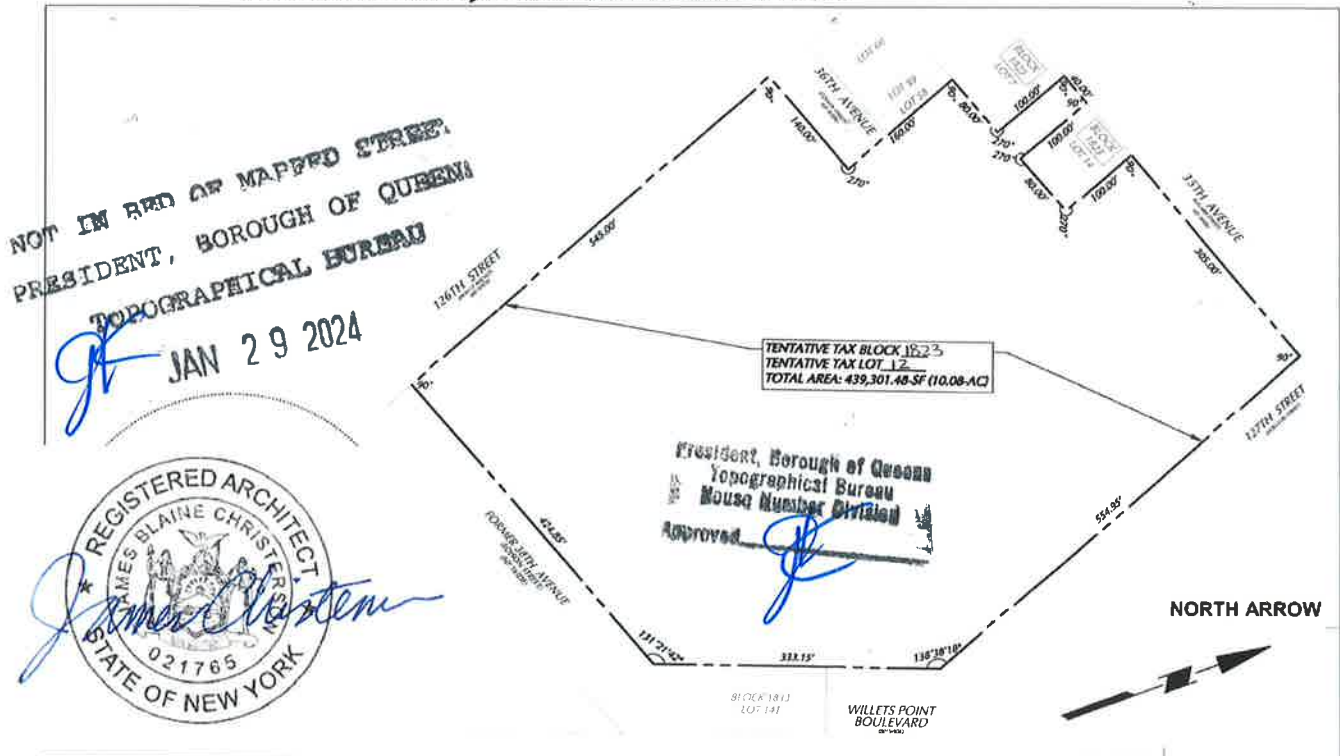
1 Location Information

JK

House No(s) 127-87 Street Name Willeys Point Boulevard
 Borough Queens Block 1823 Lot 12 BIN C.B. No. 407

2 Plot Diagram of Zoning Lot

Plot Diagram must show the correct street lines from the City Plan; the plot to be built upon in relation to the street lines and the portion of the lot to be occupied by the building; the legal grades and the existing grades, properly identified, of streets at nearest point from the proposed buildings in each direction; the House Numbers and the Block and Lot Numbers. Indicate dimensions of total tax lots.



3 Description of Land and Premises The zoning lot on which the premises is located is bounded as follows:

BEGINNING at the point on the Northeasterly side of Seaver Way (126th Street) distant 0 feet
 of the corner formed by the intersection of Seaver Way (126th Street) and 38th Avenue
 running thence NE 424.85 feet; thence N 333.15 feet; thence NW 554.95 feet; thence SW 305.00 feet;
 thence SE 100.00 feet; thence SW 80.00 feet; thence NW 100.00 feet; thence SW 40.00 feet;
 thence SE 100.00 feet; thence SW 80.00 feet; thence SE 160.00 feet; thence SW 140.00 feet;
 thence SE 545.00 feet; thence feet; thence feet; thence feet;
 thence feet; thence feet; thence feet; to the point of beginning.

4 Applicant's Statement and Signature

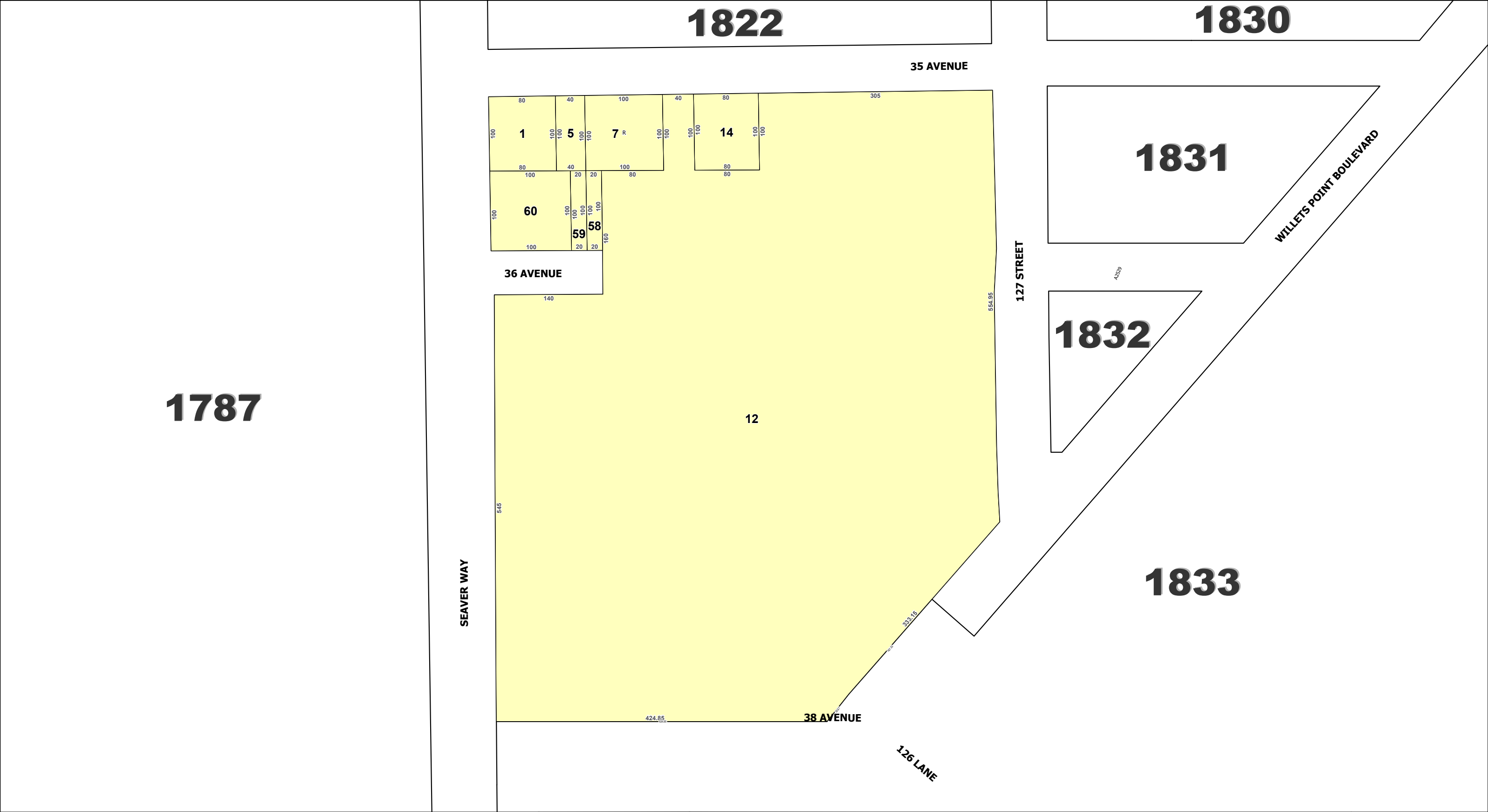
Falsification of any statement is a misdemeanor under § 28-203.1, Item 1, and 28-11.1 of the NYC Administrative Code and is punishable by a fine or imprisonment, or both. It is unlawful to give to a city employee, or for a city employee to accept, any benefit, monetary or otherwise, either as a gratuity for properly performing the job or in exchange for special consideration. Violation is punishable by imprisonment or fine or both.

Applicant Name James Christerson

Signature

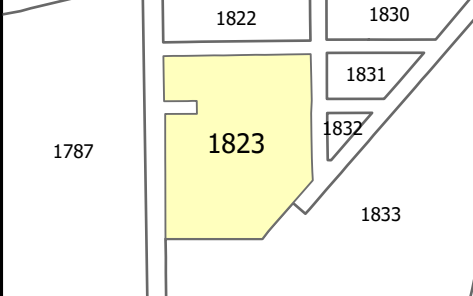
James Christerson

Date 01/02/24



LEGEND		TAX_LOT_POLYGON	50	Tax Lot Number	TAX_LOT_FACE
		TAX_BLOCK_POLYGON	50	Tax Block Number	—— Regular
		BOUNDARY	50	Condo FKA Tax Lot Number	----- Underwater
		POSSESSION_HOOK	C50	Condo Flag/Number	—— Unknown
			A9000	Air Lot Flag/Number	50 Tax Lot Dimension
			S8000	Sub Lot Flag/Number	+/- 50 Approximate Tax Lot Dimension
			R	REUC Flag	

The official tax maps for the City of New York are maintained by the Department of Finance Tax Map Office. Tax maps show the lot lines, the block and lot numbers, the street names, lot dimensions, and easements. The maps and information presented are for information purposes only. The City of New York Department of Finance is not responsible for errors, omissions, or geographic accuracy on these digital maps. The Geographic Information System (GIS) information presented should not be used for boundary lines or location and should not be used as a substitute for engineer drawings or surveys. Any use of this map for conveyances of property or any other legal proceeding is at the sole risk of the parties.





Effective Date: 10/02/2024
End Date: Current

NYC Digital Tax Map
Borough of Queens
Block: 1823





APPENDIX E
PHOTOGRAPHIC DOCUMENTATION LOG



Photo 1: AARCO advancing soil boring as part of a geotechnical investigation in the central part of the Site, facing south. Taken 9/6/2024.



Photo 2: NYCC pile driving a closed-end tapertube pile in southern portion of the Site, facing northeast. Taken on 9/12/2024.



Photo 3: AARCO using Geoprobe 6610DT to advance a waste characterization soil boring, facing south. Taken on 9/13/2024.



Photo 4: NYCC driving a closed-end tapertube pile, Pile 309-4, facing northeast. Taken on 10/8/2024.



Photo 5: Typical pile pre-augering. Facing northwest, taken on 10/23/2024.



Photo 6: Typical excavation at a pile cap in the northeast part of the Site, facing southwest.
Taken on 11/27/2025.

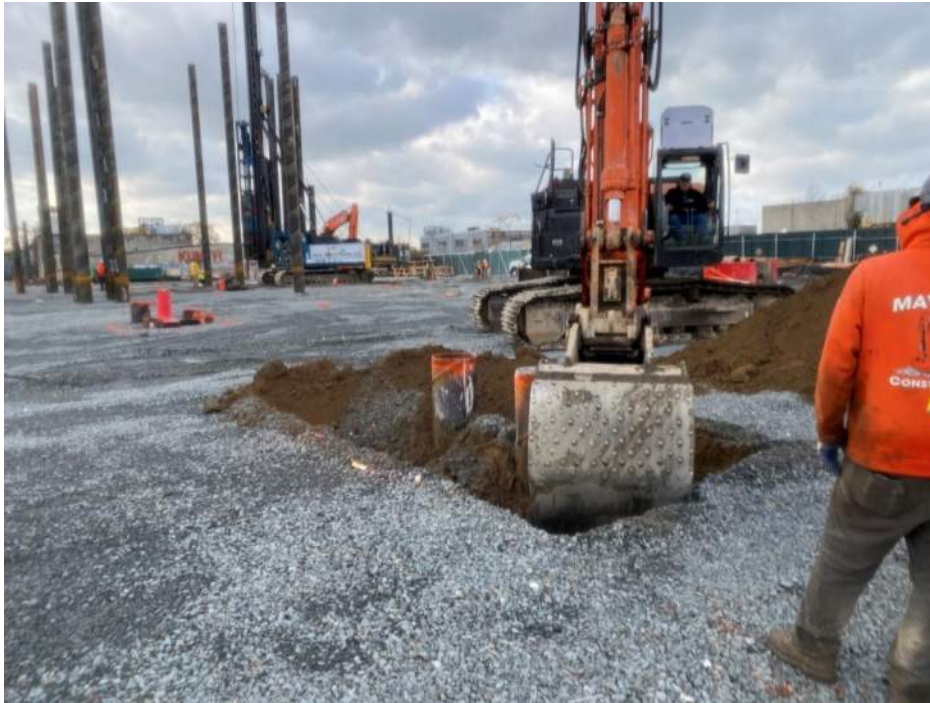


Photo 7: Mayrich excavating at Pile Cap 6 in the northeast part of the Site, facing northwest.
Taken on 11/26/2024.



Photo 8: Mayrich pouring concrete in the northeast part of the Site, facing west. Taken on
12/4/2024.



Photo 9: Ferreira excavating for utility installation in the western portion of the Site, facing northwest. Taken on 12/24/2024.



Photo 10: Ferreira backfilling around utilities in the northwestern portion of the Site, facing north. Taken on 1/8/2025.



Photo 11: Mayrich backfilling with imported clean fill in the northeast portion of the Site, facing north. Taken on 1/22/2025.



Photo 12: Mayrich exporting soil and fill from the central portion of the Site, facing west. Taken on 2/10/2025.



Photo 13: Starbright installing waterproofing in the southwest portion of the Site, facing west.
Taken on 2/13/2025.



Photo 14: Maccarone installing sub-grade SMD components in the northeast portion of the Site, facing east. Taken on 2/25/2025.



Photo 15: Maccarone installing vapor barrier in the northwest portion of the Site, facing north.
Taken on 3/3/2025.

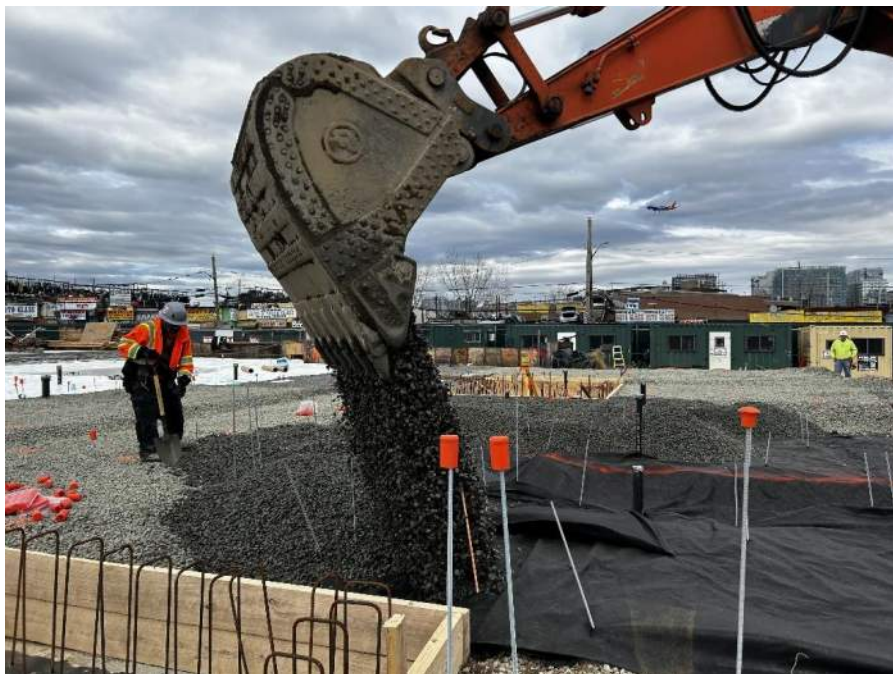


Photo 16: Mayrich backfilling ASTM #5 for the SMD gas permeable aggregate layer in the eastern part of the Site, facing northeast. Taken on 3/6/2025.



Photo 17: Mayrich importing ASTM #5 stone in the northeast portion of the Site, facing southeast. Taken on 3/21/2025.



Photo 18: Starbright patching waterproofing and vapor barrier around SMD components in the northwest portion of the Site, facing southeast. Taken on 3/21/2025.



Photo 19: Mayrich stockpiling excavated soil on polyethylene sheeting pending off-site disposal in the central part of the Site, facing southeast. Taken on 4/2/2025.



Photo 20: Mayrich importing 2 to 4-inch Granite Stone in the western portion of the Site, facing west. Taken on 4/11/2025.



Photo 21: Maccarone installing a vapor monitoring point in the eastern part of the Site, facing north. Taken on 5/9/2025.



Photo 22: Maccarone installing sub-slab piping and the gas permeable aggregate layer as part of SMD System 10 in the eastern part of the site, facing southeast. Taken on 6/20/2025.



Photo 23: Mayrich pouring concrete for the foundation slab in the eastern part of the site, facing north. Taken on 7/2/2025.



Photo 24: View of completed concrete slab in the southern part of the site, facing northeast. Taken on 7/9/2025.