

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

PART I. BROWNFIELD CLEANUP AGREEMENT AMENDMENT APPLICATION

| 1. Check the appropriate box(es) below based on the nature of the amendment modification requested: |
|---|
| Amendment to modify the existing BCA: [check one or more boxes below] |
| Add applicant(s) Substitute applicant(s) ✓ Remove applicant(s) Change in Name of applicant(s) |
| Amendment to reflect a transfer of title to all or part of the brownfield site |
| 1a. A copy of the recorded deed must be provided. Is this attached? ☐ Yes ☐ No1b. ☐ Change in ownership ☐ Additional owner (such as a beneficial owner) |
| If yes, pursuant to 6 NYCRR Part 375-1.11(d), a Change of Use form should have been previously submitted. If not, please submit this form with this Amendment. See http://www.dec.ny.gov/chemical/76250.html |
| Amendment to modify description of the property(ies) listed in the existing Brownfield Cleanup Agreement [Complete Sections I and V below and Part II] |
| Amendment to Expand or Reduce property boundaries of the property(ies) listed in the existing Brownfield Cleanup Agreement [Complete Section I and V below and Part II] |
| Sites in Bronx, Kings, New York, Queens, or Richmond counties ONLY: Amendment to request determination that the site is eligible for the tangible property credit component of the brownfield redevelopment tax credit. Please answer questions on the supplement at the end of the form. |
| Other (explain in detail below) |
| 2. Required: Please provide a brief narrative on the nature of the amendment: |
| This Application to Amend the BCA requests removal of the Volunteer Applicant QDG URA Corporation, as that entity will no longer have a role in connection with the site. |
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| |

February 2022

^{*}Please refer to the attached instructions for guidance on filling out this application*

^{*}Submission of a full BCP application will be required should this application be determined to be a major amendment. If the amendment involves more than an insignificant change in acreage, applicants are encouraged to consult with the DEC project team prior to submitting this application.*

| Section I. Current Agreement In | formation | | |
|---|---------------------------|---|--|
| BCP SITE NAME: Willets Point | Development | BCP SITE NUMBER: C241146 | |
| NAME OF CURRENT APPLICAN | T(S): Queens Dev | relopment Group, LLC et al. (see attachment) | |
| INDEX NUMBER OF AGREEMEN | _{IT:} C241146-10 | -13 DATE OF ORIGINAL AGREEMENT: 12/16/13 | |
| Section II. New Requestor Inform | mation (complete on | ly if adding new requestor or name has changed) | |
| NAME | | | |
| ADDRESS | | | |
| CITY/TOWN | | ZIP CODE | |
| PHONE | FAX | E-MAIL | |
| Is the requestor authorized to conduct business in New York State (NYS)? Yes No If the requestor is a Corporation, LLC, LLP or other entity requiring authorization from the NYS Department of State to conduct business in NYS, the requestor's name must appear, exactly as given above, in the NYS Department of State's (DOS) Corporation & Business Entity Database. A print-out of entity information from the DOS database must be submitted to DEC with the application, to document that the applicant is authorized to do business in NYS. | | | |
| NAME OF NEW REQUESTOR'S | REPRESENTATIVE | | |
| ADDRESS | | | |
| CITY/TOWN | | ZIP CODE | |
| PHONE | FAX | E-MAIL | |
| NAME OF NEW REQUESTOR'S | CONSULTANT (if a | oplicable) | |
| ADDRESS | | | |
| CITY/TOWN | | ZIP CODE | |
| PHONE | FAX | E-MAIL | |
| NAME OF NEW REQUESTOR'S | ATTORNEY (if appli | cable) | |
| ADDRESS | | | |
| CITY/TOWN | | ZIP CODE | |
| PHONE | FAX | E-MAIL | |
| 2. Requestor must submit proof that the party signing this Application and Amendment has the authority to bind the Requestor. This would be documentation from corporate organizational papers, which are updated, showing the authority to bind the corporation, or a Corporate Resolution showing the same, or an Operating Agreement or Resolution for an LLC. Is this proof attached? | | | |
| 3. Describe Requestor's Relations | hip to Existing Appli | cant: | |

| Section III. Current Property Owner/Operator Information (only Include if new owner/operator) Owner below is: Existing Applicant New Applicant Non-Applicant | | |
|---|---|---|
| OWNER'S NAME (if different from | n requestor) | |
| ADDRESS | | |
| CITY/TOWN | | ZIP CODE |
| PHONE | FAX | E-MAIL |
| OPERATOR'S NAME (if differen | t from requestor or owner) | |
| ADDRESS | | |
| CITY/TOWN | | ZIP CODE |
| PHONE | FAX | E-MAIL |
| Section IV. Eligibility Information | on for New Requestor (Please refer to | ECL § 27-1407 for more detail) |
| | ollowing questions, please provide an ex | |
| 78 | pending against the requestor regarding | |
| Is the requestor presently sub- relating to contamination at the | e site? | ation, removal or remediation Yes No |
| 3. Is the requestor subject to an outstanding claim by the Spill Fund for this site? Any questions regarding whether a party is subject to a spill claim should be discussed with the Spill Fund Administrator. | | |
| 4. Has the requestor been determined in an administrative, civil or criminal proceeding to be in violation of i) any provision of the subject law; ii) any order or determination; iii) any regulation implementing ECL Article 27 Title 14; or iv) any similar statute, regulation of the state or federal government? If so, provide an explanation on a separate attachment. | | |
| 5. Has the requestor previously been denied entry to the BCP? If so, include information relative to the application, such as name, address, Department assigned site number, the reason for denial, and other relevant information. | | |
| | in a civil proceeding to have committed ing, treating, disposing or transporting o | |
| 7. Has the requestor been convicted of a criminal offense i) involving the handling, storing, treating, disposing or transporting of contaminants; or ii) that involves a violent felony, fraud, bribery, perjury, theft, or offense against public administration (as that term is used in Article 195 of the Penal Law) under federal law or the laws of any state? | | |
| jurisdiction of the Department, | alsified statements or concealed material or submitted a false statement or made ent or application submitted to the Depa | use of or made a false statement |
| Is the requestor an individual of or failed to act, and such act or | or entity of the type set forth in ECL 27-1 r failure to act could be the basis for der | l407.9(f) that committed an act hial of a BCP application? ☐Yes ☐No |
| | tion in any remedial program under DEC ntially comply with an agreement or ord | C's oversight terminated by DEC or |
| 11. Are there any unregistered bu | lk storage tanks on-site which require re | egistration? |

| THE NEW REQUESTOR MUST CERTIFY THAT IT IS EITHER A PARTICIPANT OR VOLUNTEER IN ACCORDANCE WITH ECL §27-1405 (1) BY CHECKING ONE OF THE BOXES BELOW: | | |
|---|--|--|
| PARTICIPANT | VOLUNTEER | |
| A requestor who either 1) was the owner of the site | A requestor other than a participant, including a | |
| at the time of the disposal of contamination or 2) is | requestor whose liability arises solely as a result of | |
| otherwise a person responsible for the | ownership, operation of or involvement with the site | |
| contamination, unless the liability arises solely as a | subsequent to the disposal of hazardous waste or | |
| result of ownership, operation of, or involvement with the site subsequent to the disposal of contamination. | discharge of petroleum. | |
| the site subsequent to the disposal of contamination. | | |
| | NOTE: By checking this box, a requestor whose liability arises solely as a result of ownership, operation of or involvement with the site certifies that he/she has exercised appropriate care with respect to the hazardous waste found at the facility by taking | |
| | reasonable steps to: i) stop any continuing | |
| | discharge; ii) prevent any threatened future release; iii) prevent or limit human, environmental, or natural | |
| | resource exposure to any previously released | |
| | hazardous waste. | |
| | | |
| | If a requestor whose liability arises solely as a result of ownership, operation of or involvement | |
| | with the site, submit a statement describing why | |
| | you should be considered a volunteer - be | |
| | specific as to the appropriate care taken. | |
| 12. Requestor's Relationship to Property (check one): | | |
| ☐ Prior Owner ☐ Current Owner ☐ Potential /Future Purchaser ☐ Other | | |
| 13. If requestor is not the current site owner, proof of site access sufficient to complete the remediation | | |
| must be submitted. Proof must show that the requestor will have access to the property before signing the | | |
| BCA and throughout the BCP project, including the ability to place an easement on the site. Is this proof | | |
| attached? Yes No | Si | |
| Note: a purchase contract does not suffice as proof of access. | | |

| Section V. Property description and description of changes/a | dditions/re | ductions (| (if applica | bie) |
|---|-------------|-------------|-------------|---------------------|
| Property information on current agreement: | | | 6.4. | W.1996a |
| ADDRESS | | | | |
| CITY/TOWN | | ZIP (| CODE | |
| TAX BLOCK AND LOT (SBL) | OTAL ACRE | AGE OF CL | IRRENT SI | ΓE: |
| Parcel Address | Section No. | Block No. | Lot No. | Acreage |
| | _ | | | |
| | | | | |
| | | | | <u> </u> |
| 2. Check appropriate boxes below: | | | | |
| Addition of property (may require additional citizen participate the expansion – see attached instructions) | tion depend | ling on the | nature of | |
| 2a. PARCELS ADDED: | | | | Acreage Added by |
| Parcel Address | Section No. | Block No. | Lot No. | Parcel |
| | | | | |
| | | | | |
| | | | | |
| | То | tal acreage | to be added | d: |
| Reduction of property | | | | _ |
| 2b. PARCELS REMOVED: | | | | Acreage Removed |
| Parcel Address | Section No. | Block No. | Lot No. | by Parcel |
| | | | | |
| | | | | |
| | | | | |
| Change to SBL (e.g. merge, subdivision, address change) | Total ac | reage to be | removed: | |
| 2c. NEW SBL INFORMATION: | • | | | i |
| Parcel Address | Section No | Block No | Lot No. | Acreage |
| | | | | |
| | | | | |
| | | | | |
| If requesting to modify a metes and bounds description or requesting changes to the boundaries of a site, please attach a revised metes and bounds description, survey, or acceptable site map to this application. | | | | |
| 3. TOTAL REVISED SITE ACREAGE: | | | | |
| U. TOTAL REVISED SITE ACREAGE. | | | | |
| | | | | |
| | | | | |

Supplement to the Application To Amend Brownfield Cleanup Agreement And Amendment - Questions for Sites Seeking Tangible Property Credits in New York City ONLY.

| Property is in Bronx, Kings, New York, Queens, or Richmond counties. | ☐Yes ☐ No | |
|---|---|--|
| Requestor seeks a determination that the site is eligible for the tangible property credit c brownfield redevelopment tax credit. | component of the Yes No | |
| Please answer questions below and provide documentation necessary to support ar | iswers. | |
| Is at least 50% of the site area located within an environmental zone pursuant to Ta Please see <u>DEC's website</u> for more information. | ax Law 21(6)? | |
| Is the property upside down as defined below? | Yes No | |
| From ECL 27-1405(31): | | |
| "Upside down" shall mean a property where the projected and incurred cost of the invergence remediation which is protective for the anticipated use of the property equals or exceeds of its independent appraised value, as of the date of submission of the application for participated cleanup program, developed under the hypothetical condition that the property contaminated. | seventy-five percent icipation in the | |
| 3. Is the project an affordable housing project as defined below? | Yes No | |
| From 6 NYCRR 375- 3.2(a) as of August 12, 2016: | | |
| (a) "Affordable housing project" means, for purposes of this part, title fourteen of arti seven of the environmental conservation law and section twenty-one of the tax law of that is developed for residential use or mixed residential use that must include afford residential rental units and/or affordable home ownership units. | only, a project | |
| (1) Affordable residential rental projects under this subdivision must be subject to state, or local government housing agency's affordable housing program, or a local regulatory agreement or legally binding restriction, which defines (i) a percentage of rental units in the affordable housing project to be dedicated to (ii) tenants at a defin percentage of the area median income based on the occupants' households annual | government's the residential ed maximum | |
| (2) Affordable home ownership projects under this subdivision must be subject to a federal, state, or local government housing agency's affordable housing program, or a local government's regulatory agreement or legally binding restriction, which sets affordable units aside for home owners at a defined maximum percentage of the area median income. | | |
| (3) "Area median income" means, for purposes of this subdivision, the area media for the primary metropolitan statistical area, or for the county if located outside a me- statistical area, as determined by the United States department of housing and urba development, or its successor, for a family of four, as adjusted for family size. | tropolitan | |
| | | |

PART II. BROWNFIELD CLEANUP PROGRAM AMENDMENT

| Existing Agreement Information | | |
|---|------|--------------------------|
| BCP SITE NAME: Willets Point Development | - 12 | BCP SITE NUMBER: C241146 |
| NAME OF CURRENT APPLICANT(S): Queens Development Group, LLC et al. (see attachment) | | |
| INDEX NUMBER OF AGREEMENT: C241146-10-13 | | |
| EFFECTIVE DATE OF ORIGINAL AGREEMENT: 12/16/1 | 3 | |

Declaration of Amendment:

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

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

| Statement of Certification and Signatures: New Requestor(s) (if applicable) |
|---|
| (Individual) |
| I hereby affirm that information provided on this form and its attachments is true and complete to the best of my knowledge and belief. I am aware that any false statement made herein is punishable as a Class A misdemeanor pursuant to section 210.45 of the Penal Law. My signature below constitutes the requisite approval for the amendment to the BCA Application, which will be effective upon signature by the Department. |
| Date:Signature: |
| Print Name: |
| (Entity) |
| I hereby affirm that I am (title |
| Date:Signature: |
| Print Name: |

| Statement of Certification and Signatur applicant must sign) | es: Existing Applicant(s) (an authorized representative of each |
|--|--|
| (Individual) | |
| Section I above and that I am aware of this | wnfield Cleanup Agreement and/or Application referenced in s Application for an Amendment to that Agreement and/or es the requisite approval for the amendment to the BCA gnature by the Department. |
| Date:Signature: | |
| Print Name: | |
| (Entity) | |
| Application for an Amendment to that Agre | (title) of |
| Date: April 12, 2022 Signature: | |
| Print Name: Glenn Goldstein | |
| REMAINDER OF THIS AMENDMENT WIL | L BE COMPLETED SOLELY BY THE DEPARTMENT |
| Please see the following page for submittal NOTE: Applications submitted in fillable | instructions. format will be rejected. |
| Status of Agreement: | |
| PARTICIPANT A requestor who either 1) was the owner of the site at the time of the disposal of contamination or 2) is otherwise a person responsible for the contamination, unless the liability arises solely as a result of ownership, operation of, or involvement with the site subsequent to the disposal of contamination. | X VOLUNTEER A requestor other than a participant, including a requestor whose liability arises solely as a result of ownership, operation of or involvement with the site subsequent to the contamination. |
| Effective Date of the Original Agreement: | : 12/16/13 |
| Signature by the Department: | NEW YORK OTATE BEEN STATE OF |
| DATED: 6/1/2022 | NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION |
| | By: Susan Edwards |
| | Susan Edwards, P.E., Assistant Director |

| Statement of Certification and Signatur applicant must sign) | res: Existing Applicant(s) (an authorized representative of each |
|--|---|
| (Individual) | |
| Section I above and that I am aware of thi | ownfield Cleanup Agreement and/or Application referenced in a same same same same same same same sa |
| Date:Signature: | |
| Print Name: | |
| (Entity) | |
| Application for an Amendment to that Agre below constitutes the requisite approval fo upon signature by the Department. | (title) of QDG URA Corporation (entity) which is a party to the plication referenced in Section I above and that I am aware of this element and/or Application. My signature or the amendment to the BCA Application, which will be effective |
| Date: April 12, 2022 Signature: | |
| Print Name: Glenn Goldstein | |
| REMAINDER OF THIS AMENDMENT WIL | L BE COMPLETED SOLELY BY THE DEPARTMENT |
| Please see the following page for submittal NOTE: Applications submitted in fillable Status of Agreement: | l instructions. e format will be rejected. |
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| Effective Date of the Original Agreement: | : 12/16/13 |
| Signature by the Department: | |
| DATED: 6/1/2022 | NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION |
| | By: Susan Edwards |
| | Susan Edwards, P.E., Acting Director |

| Statement of Certification and Signatur applicant must sign) | es: Existing Applicant(s) (an authorized representative of each |
|--|--|
| (Individual) | |
| Section I above and that I am aware of this | wnfield Cleanup Agreement and/or Application referenced in s Application for an Amendment to that Agreement and/or es the requisite approval for the amendment to the BCA gnature by the Department. |
| Date:Signature: | |
| Print Name: | |
| (Entity) | |
| Application for an Amendment to that Agrebelow constitutes the requisite approval for upon signature by the Department. | (title) of QDG Hotel Partners, LLC (entity) which is a party to the olication referenced in Section I above and that I am aware of this element and/or Application. My signature referencement to the BCA Application, which will be effective |
| Date: April 12, 2022 Signature: | |
| Print Name: Glenn Goldstein | |
| Please see the following page for submittal NOTE: Applications submitted in filiable Status of Agreement: | L BE COMPLETED SOLELY BY THE DEPARTMENT instructions. format will be rejected. |
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| Effective Date of the Original Agreement | : 12/16/13 |
| Signature by the Department: | NEW YORK STATE DEPARTMENT OF |
| DATED: 6/1/2022 | ENVIRONMENTAL CONSERVATION |
| | By: Susan Edwards |
| | Susan Edwards, P.E., Acting Director Division of Environmental Remediation |

| Statement of Certification and Signature applicant must sign) | es: Existing Applicant(s) (an authorized representative of each |
|--|--|
| (Individual) | |
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| Date:Signature: | |
| Print Name: | |
| (Entity) | |
| Application for an Amendment to that Agre | (title) of |
| Date: April 12, 2022 Signature: | |
| Print Name: Glenn Goldstein | |
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| Status of Agreement. | Susan Edwards here |
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| Effective Date of the Original Agreement | : 12/16/13 |
| Signature by the Department: | NEW YORK STATE DEPARTMENT OF |
| DATED: 6/1/2022 | ENVIRONMENTAL CONSERVATION |
| | By: Susan Edwards |
| | Susan Edwards, P.E., Acting Director |

| Statement of Certification and Signatur applicant must sign) | es: Existing Applicant(s) (an authorized representative of each |
|--|--|
| (Individual) | |
| Section I above and that I am aware of this | wnfield Cleanup Agreement and/or Application referenced in s Application for an Amendment to that Agreement and/or es the requisite approval for the amendment to the BCA gnature by the Department. |
| Date:Signature: | |
| Print Name: | |
| (Entity) | |
| Application for an Amendment to that Agre | (title) of ODG Parking Partners, LLC (entity) which is a party to the plication referenced in Section I above and that I am aware of this element and/or Application. My signature referencement to the BCA Application, which will be effective |
| Date: April 12, 2022 Signature: | |
| Print Name: Glenn Goldstein | |
| REMAINDER OF THIS AMENDMENT WIL | L BE COMPLETED SOLELY BY THE DEPARTMENT |
| Please see the following page for submittal NOTE: Applications submitted in fillable | instructions. e format will be rejected. |
| Status of Agreement: | |
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| Effective Date of the Original Agreement: | : 12/16/13 |
| Signature by the Department: | NEW YORK STATE DEPARTMENT OF |
| DATED: 6/1/2022 | ENVIRONMENTAL CONSERVATION |
| | By: Susan Edwards |
| | Susan Edwards, P.E., Acting Director |

| Statement of Certification and Signatur applicant must sign) | es: Existing Applicant(s) (an authorized representative of each |
|--|--|
| (Individual) | |
| Section I above and that I am aware of this | wnfield Cleanup Agreement and/or Application referenced in s Application for an Amendment to that Agreement and/or es the requisite approval for the amendment to the BCA gnature by the Department. |
| Date:Signature: | |
| Print Name: | · |
| (Entity) | |
| Application for an Amendment to that Agre | (title) of |
| Date: April 12, 2022 Signature: | |
| Print Name: Glenn Goldstein | |
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| Effective Date of the Original Agreement | : 12/16/13 |
| Signature by the Department: | |
| DATED: 6/1/2022 | NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION |
| | By: Susan Edwards |
| | Susan Edwards, P.E., Acting Director Division of Environmental Remediation |

SUBMITTAL REQUIREMENTS:

• Two (2) copies, one hard copy with original signatures and one electronic copy in final, non-fillable Portable Document Format (PDF) must be sent to:

Chief, Site Control Section
New York State Department of Environmental Conservation
Division of Environmental Remediation
625 Broadway
Albany, NY 12233-7020

NOTE: Applications submitted in fillable format will be rejected.

| FOR DEPARTMENT US | E ONLY | | | |
|---------------------|-------------|---------------|----------|--|
| BCP SITE T&A CODE:_ | | LEAD OFFICE:_ | Region 1 | |
| PROJECT MANAGER:_ | Wendi Zheng | | | |

ATTACHMENT

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

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