

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

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

November 3, 2020

QPS 23-10 Development LLC
Attn: Mr. Ned White
c/o Property Markets Group
220 Fifth Avenue, 9th Floor
New York, NY 10001

AAGS Holdings LLC
Attn: Mr. Gary Segal
c/o Russ & Russ P.C.
543 Broadway
Massapequa, NY 11758

Re: Certificate of Completion
23-10 Queens Plaza South
Long Island City, Queens County
Site No. C241160

Dear Messrs. White and Segal:

Congratulations on having satisfactorily completed the remedial program at the 23-10 Queens Plaza South site. Enclosed please find an original, signed Certificate of Completion (COC). The New York State Department of Environmental Conservation (Department) is pleased to inform you that the Final Engineering Report is hereby approved, allowing the COC to be issued for the above-referenced site.

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

- If you are the site owner, you must record the Notice of Certificate of Completion in the recording office for the county (or counties) where any portion of the site is located within 30 days of issuance of the COC; or if you are a prospective purchaser of the site, you must record the Notice within 30 days of the date that you acquire the site. If you are a non-owner, you must work with the owner to assure the Notice is recorded within the time frame specified. A standard Notice of Certificate of Completion form is attached to this letter.

- Provide electronic copies of the recorded Notice and proof of recording to the Department's project manager. Please return the hard copy of the proof of recording to:

Ronnie Lee, Remedial Bureau B
New York State Department of Environmental Conservation
Division of Environmental Remediation
625 Broadway
Albany, NY 12233

- Provide the Notice of Certificate of Completion to the Document Repositories within 10 days of issuance of the COC. The Department will develop a fact sheet announcing the issuance of the COC and describing the institutional and engineering controls (IC/ECs), if any, that are required at the site and distribute it to the County Listserv within 10 days;
- Implement the Department-approved Site Management Plan (SMP) which details the activities necessary to assure the performance, effectiveness, and protectiveness of the remedial program; and you must report the results of these activities to the Department in a Periodic Review Report (PRR) which also includes any required IC/EC Certifications. The site IC/ECs are identified on the attached Site Management Form. The first PRR including the certification of the IC/ECs is due to the Department in February 2022.

If you have any questions regarding any of these items, please contact Ronnie Lee at (518) 708-3418.

Sincerely,



Michael J. Ryan, P.E.
Director
Division of Environmental Remediation

Enclosure

cc w/ enclosure:

C. Vooris – NYSDOH, Christine.Vooris@health.ny.gov
S. McLaughlin – NYSDOH, Scarlett.McLaughlin@health.ny.gov
J. Kenney – NYSDOH, Julia.Kenney@health.ny.gov
Matt Gokey, matthew.gokey@tax.ny.gov
Paul Takac, paul.takac@tax.ny.gov
David Yudelson, dyudelson@sprlaw.com
Paul McMahon, PMcMahon@Langan.com
Gerald Nicholls, gnicholls@Langan.com

ec w/o enc.:

R. Lee

S. Quandt

G. Burke

J. O'Connell

J. Simpson

J. Andaloro

K. Lewandowski

NYSDEC BROWNFIELD CLEANUP PROGRAM (BCP)

CERTIFICATE OF COMPLETION

CERTIFICATE HOLDER(S):

Name

QPS 23-10 Development LLC

Address

220 Fifth Avenue, 9th Floor, New York, NY 10001

BROWNFIELD CLEANUP AGREEMENT:

Application Approval: 5/9/14 **Agreement Execution:** 8/8/14

Agreement Index No.: C241160-05-14

Application Approval Amendment: none

Agreement Execution Amendment: none

SITE INFORMATION:

Site No.: C241160 **Site Name:** 23-10 Queens Plaza South

Site Owner: AAGS Holdings LLC

Street Address: 23-10 Queens Plaza South

Municipality: Long Island City

County: Queens

DEC Region: 2

Site Size: 0.626 Acres

Tax Map Identification Number(s): 425-5

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

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

CERTIFICATE ISSUANCE

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

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

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

Allowable Uses under the BCP: Commercial and Industrial

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

Tax Credit Provisions:

Site Preparation and On-Site Groundwater Remediation Credit Component Rate is 25 %.

Tangible Property Credit at the time of this COC issuance is 0%.

The Remedial Program includes use restrictions or reliance on the long term employment of institutional or engineering controls which are contained in the approved Site Management Plan and an Environmental Easement granted pursuant to ECL Article 71, Title 36 which has been duly recorded in the Recording Office for Queens County as 2020000243221.

LIABILITY LIMITATION

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

CERTIFICATE TRANSFERABILITY

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

CERTIFICATE MODIFICATION/REVOCATION

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

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

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

Basil Seggos
Commissioner
New York State Department of Environmental Conservation

By:  Date: 11/03/2020

Michael J. Ryan, P.E., Director
Division of Environmental Remediation

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

23-10 Queens Plaza South, Site ID No. C241160
23-10 Queens Plaza South, Long Island City, New York, 11101
Long Island City, Queens County, Tax Map Identification Number 425-5

PLEASE TAKE NOTICE, the New York State Department of Environmental Conservation (Department) has issued a Certificate of Completion (Certificate) pursuant to Article 27, Title 14 of the New York State Environmental Conservation Law (ECL) to QPS 23-10 Development LLC for a parcel approximately 0.626 acres located at 23-10 Queens Plaza South in Long Island City, Queens County.

PLEASE TAKE NOTICE, the Certificate was issued upon satisfaction of the Commissioner, following review by the Department of the final engineering report and data submitted pursuant to the Brownfield Site Cleanup Agreement, as well as any other relevant information regarding the Site, that the remediation requirements set forth in ECL Article 27, Title 14 have been or will be achieved in accordance with the time frames, if any, established in the remedial work plan.

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

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

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

PLEASE TAKE NOTICE, since the remedial program relies upon use restrictions or the long term employment of institutional or engineering controls; such institutional or engineering controls are contained in an Environmental Easement granted pursuant to ECL Article 71, Title 36 which has been duly recorded in the Recording Office for Queens County as 2020000243221.

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

PLEASE TAKE NOTICE, provided that the Environmental Easement, SMP and Certificate are complied with, the Certificate holder(s) shall be entitled to the liability limitation provided in ECL Section 27-1421. The liability limitation shall run with the land, extending to the Certificate holder's successors or assigns through acquisition of title to the Site and to a person who develops or otherwise occupies the Site, subject to certain limitations as set forth in ECL Section 27-1421. The liability limitation shall be subject to all rights reserved to the State by ECL Section 27-1421.2 and any other applicable provision of law.

23-10 Queens Plaza South, C241160
23-10 Queens Plaza South, Long Island City, NY 11101

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

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

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

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

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

PLEASE TAKE NOTICE, a copy of the Certificate can be reviewed at the NYSDEC's Region 2 office located at 47-40 21st Street, Long Island City, NY 11101, by contacting the Regional Environmental Remediation Engineer, or at <https://www.dec.ny.gov/data/DecDocs/C241160/>.

WHEREFORE, the undersigned has signed this Notice of Certificate

AAGS Holdings LLC

By: _____

Title: _____

Date: _____

STATE OF NEW YORK) SS:
COUNTY OF)

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

Signature and Office of individual
taking acknowledgment

Please record and return to:
QPS 23-10 Development LLC
Attn: Mr. Ned White
c/o Property Markets Group
220 Fifth Avenue, 9th Floor
New York, NY 10001

4/20/2020

Exhibit A

Site Description

SCHEDULE "A" PROPERTY DESCRIPTION
23-10 Queens Plaza South
Legal Description - Environmental Easement

All that certain plot, piece, or parcel of land, situate, lying, and being in the borough of Queens, Queens County, City and State of New York, bounded and described as follows:

BEGINNING at the intersection of the southerly side of Queens Plaza South (a.k.a. South Jane Street) (50 feet wide) with the easterly side of 23rd Street (a.k.a. Fly Avenue) (75 feet wide); and

RUNNING THENCE easterly, along said southerly side of Queens Plaza South, a distance of 187.29 feet to a point, said point being the intersection of said southerly side of Queens Plaza South with the westerly side of 24th Street (a.k.a. William Street) (60 feet wide);

THENCE southerly, along said westerly side of 24th Street, forming an interior angle of 84°44'50" with the previous course, a distance of 154.78 feet to a point;

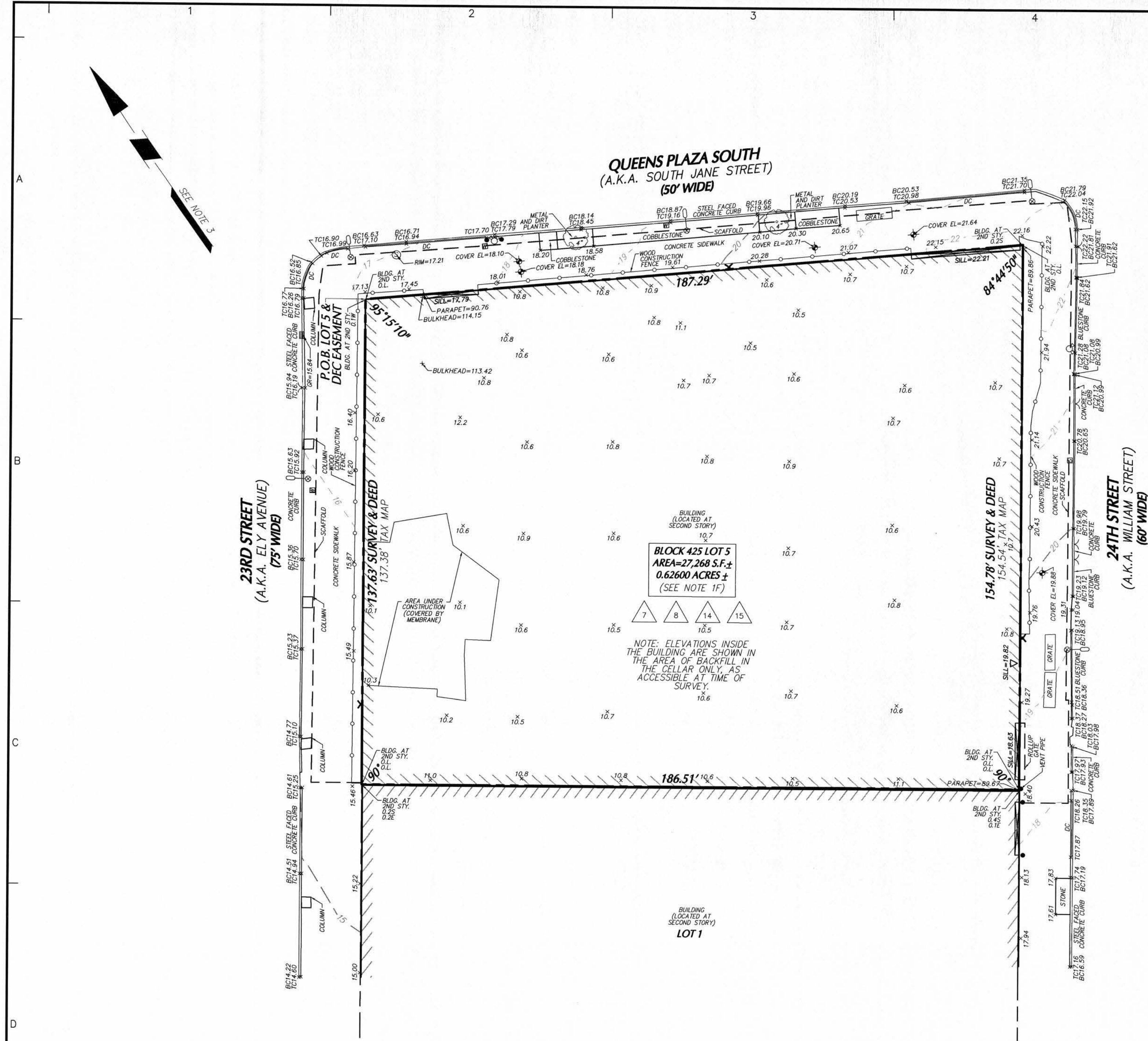
THENCE westerly, forming an interior angle of 90°00'00" with the previous course, a distance of 186.51 feet to a point, said point being on said easterly side of 23rd Street;

THENCE northerly, along said easterly side of 23rd Street, a distance of 137.63 feet to the POINT OR PLACE OF BEGINNING.

Encompassing an area of 27.268 square feet or 0.626 acres, more or less.

Exhibit B

Site Survey



LEGEND (NOT SHOWN TO SCALE)

	HYDRANT		SIGN		BUILDING		CONTOUR LINE
	STAND PIPE		BOLLARD		ON LINE		GAS MARK OUT LINE
	ROOF DRAIN		ELECTRIC BOX		NORTH		WATER MARK OUT LINE
	FLAG POLE		ELECTRIC METER		SOUTH		ELECTRIC MARK OUT LINE
	PEDESTAL LIGHT		GAS METER		WEST		COMMUNICATION MARK OUT LINE
	STREET LIGHT		WATER METER		EAST		SANITARY MARK OUT LINE
	AREA LIGHT		TELEPHONE BOX		STORY		DRAINAGE MARK OUT LINE
	SIGNAL POLE		TRAFFIC SIGNAL POLE		GRATE		UNKNOWN UTILITY MARK OUT LINE
	POWER POLE		MONITOR WELL		ELEVATION		REFERENCE UTILITY LINE (TYPE AS NOTED) - PLOTTED
	GUY WIRE		BENCH		FINISHED FLOOR		FROM EXISTING MAPPING
	ANCHOR POLE		DOOR		OVERHEAD WIRE		EXCEPTION AS NOTED FROM TITLE REPORT (TYPICAL) (SEE NOTE 1E)
	MANHOLE (TYPE AS LABELED)		DOUBLE DOOR		GUIDE RAIL WOOD		
	WATER VALVE		ROLL UP DOOR		GUIDE RAIL METAL		
	GAS VALVE		YARD DRAIN		CHAINLINK FENCE		
	UNKNOWN VALVE		MAILBOX		STOCKADE FENCE		
	CATCH BASIN		BOTTOM OF WALL		IRON FENCE		
	SPOT ELEVATION		TOP OF WALL		EASEMENT LINE		
	CLEAN OUT		BOTTOM OF CURB		PROPERTY LINE		
	TREE		TOP OF CURB		RIGHT-OF-WAY LINE		
			DROP CURB				
			POINT OF BEGINNING				

THIS PROPERTY IS SUBJECT TO AN ENVIRONMENTAL EASEMENT HELD BY THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION PURSUANT TO TITLE 36 OF ARTICLE 71 OF THE NEW YORK ENVIRONMENTAL CONSERVATION LAW. THE ENGINEERING AND INSTITUTIONAL CONTROLS FOR THIS EASEMENT ARE SET FORTH IN MORE DETAIL IN THE SITE MANAGEMENT PLAN (SMP). A COPY OF THE SMP MUST BE OBTAINED BY ANY PARTY WITH AN INTEREST IN THE PROPERTY. THE SMP CAN BE OBTAINED FROM NYS DEPARTMENT OF ENVIRONMENTAL CONSERVATION, DIVISION OF ENVIRONMENTAL REMEDIATION, SITE CONTROL SECTION, 625 BROADWAY, ALBANY, NY 12233 OR AT derweb@dec.ny.gov.

Date	Description	No.
06/18/19	Deed Description Only	1
REVISIONS		

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

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

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

Project
23-10 QUEENS PLAZA SOUTH
BLOCK No. 425, LOT No. 5
BOROUGH OF QUEENS
CITY OF NEW YORK
QUEENS COUNTY NEW YORK

Drawing Title
DEC EASEMENT SURVEY

Project No. 170244603	Drawing No. DEC101
Date 04/17/19	
Scale 1"=20'	
Drawn By LB	
Checked By PDF	Sheet 001 of 001

NOTES

- THIS SURVEY IS BASED UPON EXISTING PHYSICAL CONDITIONS FOUND AT THE SUBJECT SITE, AND THE FOLLOWING REFERENCES:
 - BOROUGH OF QUEENS, LONG ISLAND CITY ATLAS MAP NO. 15.
 - CURRENT NYD TAX MAP.
 - SURVEY OF BLOCK 425, LOTS 1 AND 5, BY EARL B. LOVELL-S.P. BELCHER, INC., PROJECT NO. 311428, LAST REVISED 05/08/13.
 - SURVEY OF 23-10 42ND ROAD, BLOCK 425, LOT 1, BY EARL B. LOVELL-S.P. BELCHER, INC., PROJECT NO. 315457, SURVEYED 12/15/14.
 - TITLE NO. 18-7406-52217-Q, BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, EFFECTIVE 8/04/04 ON 05/25/18.
 - CRFN: 2013000012248, RECORDED/FILED: 01/10/13 11:38 [DEED- INCLUDES LOTS 1 AND 5] (LOT 5 (AKA "PARCEL 1")- PLOTTED)
 - TOPOGRAPHIC AND BOUNDARY SURVEY, 23-10 QUEENS PLAZA SOUTH, BY LANGAN, PROJECT NO. 170244603, DRAWING NO. VT01, LAST REVISED 10/23/18.
- THE SURVEYED PROPERTY IS SUBJECT BUT NOT LIMITED TO THE FOLLOWING FACTS AS REVEALED BY THE HEREON REFERENCED INFORMATION. THE INFORMATION SHOWN HEREON DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ALL INFORMATION THAT MAY AFFECT THE QUALITY OF TITLE TO BOTH THE SUBJECT AND ADJOINING PARCELS SHOULD BE VERIFIED BY AN ACCURATE AND CURRENT TITLE REPORT.

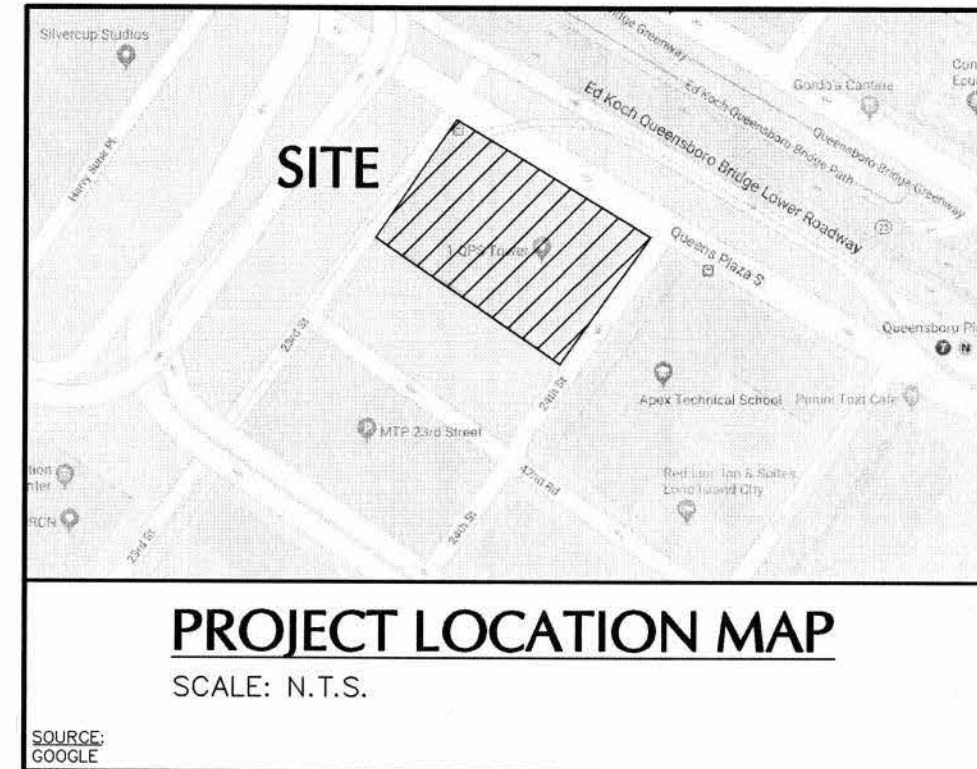
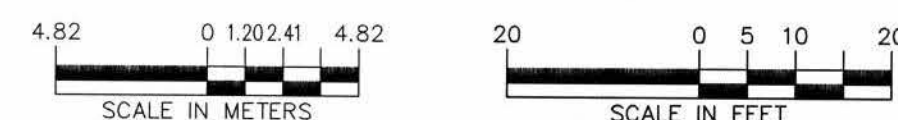
EXCEPTIONS AS NOTED FROM TITLE NO. 18-7406-52217-Q, BY FIDELITY NATIONAL TITLE INSURANCE COMPANY (SEE NOTE 1E).

 - CRFN: 20140000833715, RECORDED/FILED: 03/18/14 15:17 [PARKING RESTRICTIVE DECLARATION- INCLUDES LOT 5] (CANNOT PLOT)
 - CRFN: 20140000205030, RECORDED/FILED: 06/16/14 11:47 [PARKING RESTRICTIVE DECLARATION- INCLUDES LOT 5] (CANNOT PLOT)
 - CRFN: 2015000302414, RECORDED/FILED: 08/31/18 13:31 [ENVIRONMENTAL EASEMENT GRANTED PURSUANT TO ARTICLE 71, TITLE 36 OF THE NEW YORK STATE ENVIRONMENTAL LAW] (NOT PLOTTED- OFFSITE)
 - CRFN: 2017000136970, RECORDED/FILED: 04/07/17 16:13 [ASSIGNMENT OF LEASES AND REVENUE- INCLUDES LOT 5] (CANNOT PLOT)
 - CRFN: 2017000136433, RECORDED/FILED: 04/07/17 13:12 [UCC FINANCING STATEMENT- INCLUDES LOT 5] (CANNOT PLOT)
- THE MERIDIAN OF THIS SURVEY IS REFERENCED TO THE NEW YORK STATE PLANE COORDINATE SYSTEM NYL1 NAD 83 AS ESTABLISHED BY GPS METHODS.
- ELEVATIONS SHOWN ARE REFERENCED TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD83) ESTABLISHED BY GPS METHODS.
- STREET NAMES AS PER MAPS REFERENCED IN NOTES 1A AND 1B. R.O.W. WIDTHS AS PER MAP REFERENCED IN NOTE 1A. BLOCK AND LOT NUMBERS AS PER MAPS REFERENCED IN NOTE 1B.
- PLANIMETRIC INFORMATION SHOWN HEREON HAS BEEN OBTAINED FROM GROUND SURVEYS BY LANGAN ENGINEERING, ENVIRONMENTAL, SURVEYING, LANDSCAPE ARCHITECTURE AND GEOLOGY, D.P.C. DURING AUGUST, SEPTEMBER, AND OCTOBER OF 2018.
- FEMA INFORMATION:

CURRENT:
AS PER THE NATIONAL FLOOD INSURANCE PROGRAM FIRM MAP TITLED "CITY OF NEW YORK, NEW YORK, BROOKLYN, RICHMOND, NEW YORK, QUEENS, AND KINGS COUNTIES, PANEL 089 OF 457, MAP NUMBER 3804870089F, REVISED 09/05/07", THE ENTIRE SUBJECT PROPERTY LIES WITHIN ZONE X (NOT SHADED), AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

PRELIMINARY:
AS PER THE NATIONAL FLOOD INSURANCE PROGRAM FIRM MAP TITLED "CITY OF NEW YORK, NEW YORK, BROOKLYN, RICHMOND, NEW YORK, QUEENS, AND KINGS COUNTIES, PANEL 089 OF 457, MAP NUMBER 3804870089F, PRELIMINARY DATED 12/05/13", THE ENTIRE SUBJECT PROPERTY LIES WITHIN ZONE X (NOT SHADED), AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- OFFSETS (IF SHOWN) ARE FOR SURVEY REFERENCES ONLY AND ARE NOT TO BE USED IN CONSTRUCTION OF ANY TYPE.
- WETLANDS, ENVIRONMENTAL AND/OR HAZARDOUS MATERIALS LOCATION, IF ANY, NOT COVERED UNDER THIS CONTRACT.
- UNLESS SPECIFICALLY NOTED HEREON, STORM AND SANITARY SEWER INFORMATION (INCLUDING PIPE INVERT, PIPE MATERIAL, AND PIPE SIZE) WAS OBSERVED AND MEASURED AT FIELD LOCATED STRUCTURES (MANHOLES/CATCH BASINS, ETC.). CONDITIONS CAN VARY FROM THOSE ENCOUNTERED AT THE TIMES WHEN AND THE LOCATIONS WHERE DATA WAS OBTAINED, DESPITE MEETING THE REQUIRED STANDARD OF CARE. THE SURVEYOR CANNOT AND DOES NOT WARRANT THAT PIPE MATERIAL AND/OR PIPE SIZE THROUGHOUT THE PIPE RUN ARE THE SAME AS THOSE OBSERVED AT EACH STRUCTURE, OR THAT THE PIPE RUN IS STRAIGHT BETWEEN THE LOCATED STRUCTURES.
- ADDITIONAL UTILITY (WATER, GAS, ELECTRIC ETC...) DATA MAY BE SHOWN FROM FIELD LOCATED SURFACE MARKINGS (BY OTHERS), EXISTING STRUCTURES, AND/OR FROM EXISTING DRAWINGS.
- UNLESS SPECIFICALLY NOTED HEREON THE SURVEYOR HAS NOT EXCAVATED TO PHYSICALLY LOCATE THE UNDERGROUND UTILITIES. THE SURVEYOR MAKES NO GUARANTEES THAT THE SHOWN UNDERGROUND UTILITIES ARE EITHER IN SERVICE, ABANDONED OR SUITABLE FOR USE, NOR ARE IN THE EXACT LOCATION OR CONFIGURATION INDICATED HEREON.
- PRIOR TO ANY DESIGN OR CONSTRUCTION THE PROPER UTILITY AGENCIES MUST BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS.
- UNLESS NOTED BELOW SUPPLEMENTAL DOCUMENTS WERE NOT USED TO COMPILE THE SUBSURFACE UTILITY INFORMATION SHOWN HEREON.
- THIS IS TO CERTIFY THAT THERE ARE NO STREAMS NOR NATURAL WATERCOURSES ON THE PROPERTY AS SHOWN ON THIS SURVEY.
- THERE WAS LIMITED ACCESS TO THE BUILDING CORNERS AT THE GROUND LEVEL FOR THE BUILDINGS ON THE SUBJECT AND ADJOINING PROPERTIES DUE TO CONSTRUCTION FENCING AND CAPPING COVERING THEM AT THE TIME OF THE SURVEY.
- UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.
- THIS PLAN NOT VALID UNLESS EMBOSSED OR BLUE INK STAMPED WITH THE SEAL OF THE PROFESSIONAL.

NOTE: AT THE TIME OF THE LAST FIELD VISIT DURING OCTOBER OF 2018, THE SITE WAS STILL IN THE PROCESS OF BEING REMEDIATED.



SURVEY DESCRIPTION

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

BEGINNING AT THE INTERSECTION OF THE SOUTHERLY SIDE OF QUEENS PLAZA SOUTH (A.K.A. SOUTH JANE STREET) (50 FEET WIDE) WITH THE EASTERLY SIDE OF 23RD STREET (A.K.A. ELY AVENUE) (75 FEET WIDE); AND RUNNING THENCE

EASTERLY, ALONG SAID SOUTHERLY SIDE OF QUEENS PLAZA SOUTH, A DISTANCE OF 187.29 FEET TO A POINT, SAID POINT BEING THE INTERSECTION OF SAID SOUTHERLY SIDE OF QUEENS PLAZA SOUTH WITH THE WESTERLY SIDE OF 24TH STREET (A.K.A. WILLIAM STREET) (60 FEET WIDE); THENCE

SOUTHERLY, ALONG SAID WESTERLY SIDE OF 24TH STREET, FORMING AN INTERIOR ANGLE OF 84°44'50" WITH THE PREVIOUS COURSE, A DISTANCE OF 154.78 FEET TO A POINT; THENCE

NORTHERLY, FORMING AN INTERIOR ANGLE OF 90°00'00" WITH THE PREVIOUS COURSE, A DISTANCE OF 186.51 FEET TO A POINT, SAID POINT BEING ON SAID EASTERLY SIDE OF 23RD STREET; THENCE

NORTHERLY, ALONG SAID EASTERLY SIDE OF 23RD STREET, A DISTANCE OF 137.63 FEET TO THE POINT OR PLACE OF BEGINNING.

ENCLOSING AN AREA OF 27,268 SQUARE FEET OR 0.62600 ACRES, MORE OR LESS.

DEED DESCRIPTION
(SEE NOTE 1F- "PARCEL 1" ONLY)

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

BEGINNING AT THE CORNER FORMED BY THE INTERSECTION OF THE SOUTHEASTERLY SIDE OF ELY AVENUE (NOW TWENTY-THIRD STREET) WITH THE SOUTHWESTERLY SIDE OF SOUTH JANE STREET, AS SAID STREETS ARE NOW LAID OUT AND OPENED AND;

RUNNING THENCE SOUTHWESTERLY ALONG THE SOUTHEASTERLY SIDE OF ELY AVENUE (NOW TWENTY-THIRD STREET) 137.63 FEET AND;

THENCE SOUTHEASTERLY AT RIGHT ANGLES TO ELY AVENUE (NOW TWENTY-THIRD STREET) 186.51 FEET TO THE NORTHWESTERLY SIDE OF WILLIAM STREET (NOW TWENTY-FOURTH STREET) AND;

THENCE NORTHEASTERLY ALONG THE NORTHWESTERLY SIDE OF WILLIAM STREET (NOW TWENTY-FOURTH STREET) 154.78 FEET TO THE SOUTHWESTERLY SIDE OF SOUTH JANE STREET;

THENCE NORTHWESTERLY ALONG THE SOUTHWESTERLY SIDE OF SOUTH JANE STREET, 187.29 FEET TO THE POINT OR PLACE OF BEGINNING.



NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
Site Management Form
10/7/2020



SITE DESCRIPTION

SITE NO. C241160

SITE NAME 23-10 Queens Plaza South

SITE ADDRESS: 23-10 Queens Plaza South **ZIP CODE:** 11101

CITY/TOWN: Long Island City

COUNTY: Queens

ALLOWABLE USE: Commercial and Industrial

SITE MANAGEMENT DESCRIPTION

SITE MANAGEMENT PLAN INCLUDES: YES NO

IC/EC Certification Plan



Monitoring Plan



Operation and Maintenance (O&M) Plan



Periodic Review Frequency:

Periodic Review Report Submitted Date: 02/15/2022

Description of Institutional Control

AAGS Holdings LLC

c/o Russ & Russ, P.C., 543 Broadway

23-10 Queens Plaza South

Environmental Easement

Block: 425

Lot: 5

Sublot:

Section:

Subsection:

S_B_L Image: 425-5

Ground Water Use Restriction

IC/EC Plan

Landuse Restriction

O&M Plan

Site Management Plan

Soil Management Plan

Description of Engineering Control

AAGS Holdings LLC

c/o Russ & Russ, P.C., 543 Broadway

23-10 Queens Plaza South

Environmental Easement

Block: 425

Lot: 5

Sublot:

Section:

Subsection:

S_B_L Image: 425-5

Cover System

Vapor Mitigation