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

DEC 21 2015

Mr. David Brause
Purves Street Owners LLC
c/o Brause Realty Inc.
552 Vanderbilt Avenue
New York, New York 10017

Re: Certificate of Completion
Site Name: 44-30 Purves Street
Site No.: C241162
Long Island City, Queens County

Dear Mr. Brause:

Congratulations on having satisfactorily completed the remedial program at the 44-30 Purves Street Brownfield Cleanup Program Site C241162. Enclosed please find an original, signed Certificate of Completion (COC). The New York State Department of Environmental Conservation (DEC) 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 a notice of the COC 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 a notice of the COC within 30 days of the date that you acquire the site. A copy of the recorded notice should be provided to DEC's project manager. If you are a non-owner, you must work with the owner to assure the notice of COC is recorded within the time frame specified. A standard notice form is attached to this letter;

- Provide the notice of the COC to the Document Repositories within 10 days of issuance of the COC. DEC will develop a fact sheet describing the institutional and engineering controls (IC/EC) that are required at the site and distribute it to the County Listserv within 10 days;

- Implement the DEC-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 DEC 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 April 2017.

If you have any questions regarding any of these items, please contact the project manager for this site, Manfred Magloire at (718) 482-4078.

Sincerely,

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

Enclosures

ec: Michael Bogin, Sive, Paget and Riesel, P.C.
Jason Hayes, Langan Engineering
Krista Anders, DOH
Justin Deming, DOH
Julia Kenny, DOH
Michael Ryan, DEC
Robert Cozzy, DEC
Jane O'Connell, DEC
Manfred Magloire, DEC
Dolores Tuohy, DEC
Karen Mintzer, DEC
Patrick Foster, DEC
Andrew Guglielmi, DEC

NYSDEC BROWNFIELD CLEANUP PROGRAM (BCP)

CERTIFICATE OF COMPLETION

CERTIFICATE HOLDER(S):

Name	**Address**
Purves Street Owners LLC	52 Vanderbilt Ave., New York, NY 10017

BROWNFIELD CLEANUP AGREEMENT:

Application Approval: 6/12/14 **Agreement Execution:** 7/1/14 **Agreement Index No.:** C241162-06-14

Application Approval Amendment: 1/22/15 **Agreement Execution Amendment:** 1/22/15

SITE INFORMATION:

Site No.: C241162 **Site Name:** 44-30 Purves Street
Site Owner: Purves Street Owners LLC
Street Address: 44-30 Purves Street
Municipality: Long Island City **County:** Queens **DEC Region:** 2
Site Size: 0.622 Acres
Tax Map Identification Number(s): 268-1
Percentage of site located in an EnZone: 0 - 49 %

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

CERTIFICATE ISSUANCE

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

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

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

Allowable Uses under the BCP: Restricted-Residential, Commercial, and Industrial
Cleanup Track: Track 4: Restricted use with site-specific soil cleanup objectives

Tax Credit Provisions for Entities Taxable Under Article 9, 9-A, 32, and 33:
Site Preparation and On-Site Groundwater Remediation Credit Component Rate is 28 %.
Tangible Property Credit Component Rate is 12 %.

Tax Credit Provisions for Entities Taxable Under Article 22 & S Corporations:
Site Preparation and On-Site Groundwater Remediation Credit Component Rate is 28 %.
Tangible Property Credit Component Rate is 10 %.

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 2015000296906.

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 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
Acting Commissioner
New York State Department of Environmental Conservation

By: _____ Date: December 21, 2015

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

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

44-30 Purves Street, Site ID No.: C241162
Brownfield Cleanup Index: C241162-06-14
Site Address: 44-30 Purves Street, Long Island City, Queens County, NY 11101
Tax Map Identification Number(s): 268-1

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 Purves Street Owners LLC for a parcel approximately 0.622 acres located at 44-30 Purves Street in Long Island City, Queens County, New York.

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):

- ✓ *Check all that apply*
- ☐ 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 2015000296906.

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.

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

PLEASE TAKE NOTICE, a copy of the Certificate can be reviewed at DEC's Region 2 office located at 47-40 21st Street, Long Island City, New York, 11101, by contacting the Regional Environmental Remediation Engineer.

WHEREFORE, the undersigned has signed this Notice of Certificate

Purves Street Owners 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:
Purves Street Owners LLC
Attn: David Brause
c/o Brause Realty Inc.
52 Vanderbilt Avenue
New York, NY 10017

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
Site Management Form
12/7/2015

SITE DESCRIPTION

SITE NO. **C241162**

SITE NAME **44-30 Purves Street**

SITE ADDRESS: 44-30 Purves Street ZIP CODE: 11101

CITY/TOWN: Long Island City

COUNTY: Queens

ALLOWABLE USE: Restricted-Residential, 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: once a year

Periodic Review Report Submitted Date: 04/30/2017

Description of Institutional Control

Purves Street Owners LLC
52 Vanderbilt Avenue
44-30 Purves Street
Environmental Easement
Block: 268
Lot: 1
Sublot:
Section:
Subsection:
S_B_L Image: 268-1
Ground Water Use Restriction
IC/EC Plan
Landuse Restriction
Monitoring Plan
O&M Plan
Site Management Plan
Soil Management Plan

Description of Engineering Control

Purves Street Owners LLC
52 Vanderbilt Avenue
44-30 Purves Street
Environmental Easement
Block: 268
Lot: 1
Sublot:
Section:
Subsection:
S_B_L Image: 268-1
Cover System

Vapor Mitigation

Exhibit A

Site Description

SCHEDULE "A" PROPERTY DESCRIPTION

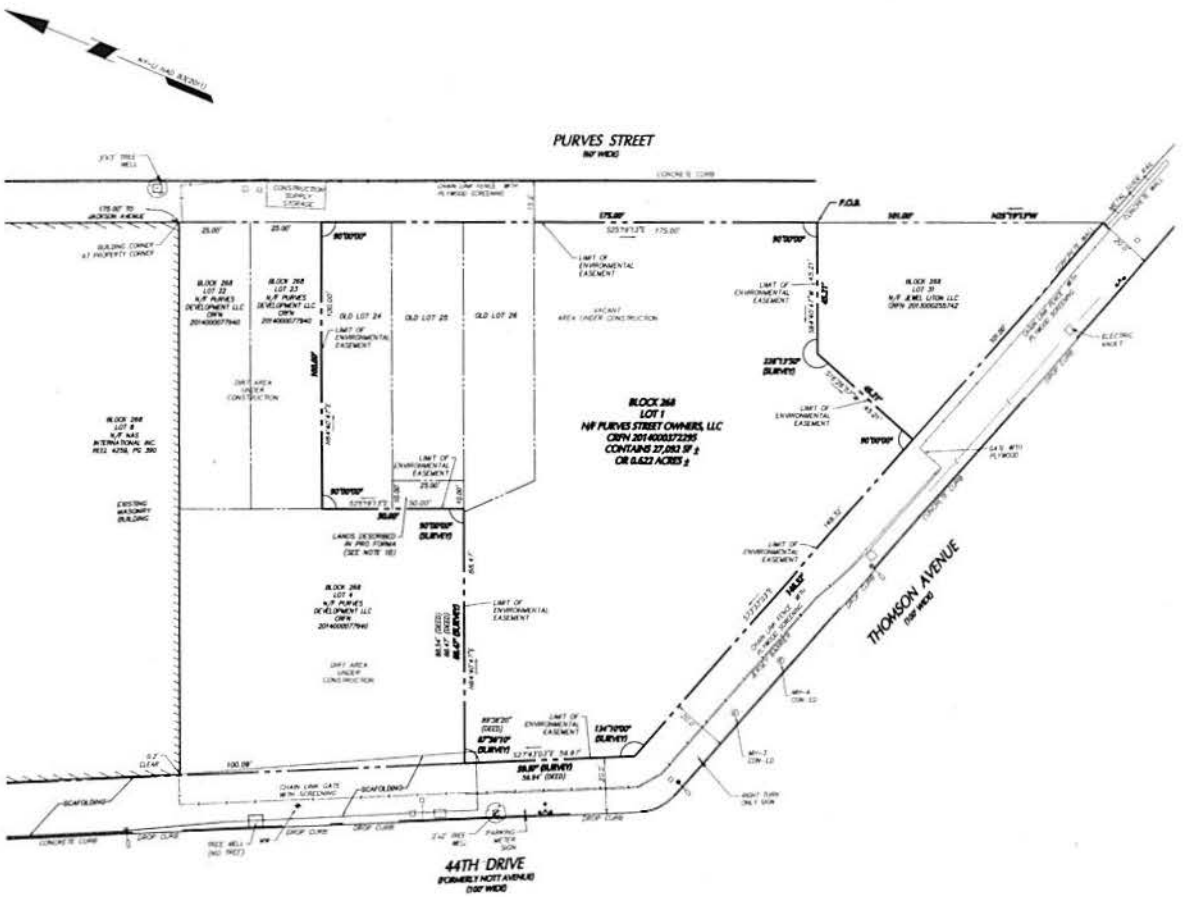
ALL THAT CERTAIN plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough and County of Queens, City and State of New York, bounded and described as follows:

BEGINNING at a point on the westerly sideline of Purves Street, shown 60 feet wide on the Long Island City Atlases, where the same is intersected by the division line between lands herein described and lands now or formerly of Jewel Liton LLC, described in CRFN 2013000255742, said point distant 101.00 feet measured northerly along said sideline from its intersection with the northeasterly sideline of Thomson Avenue, shown 100 feet wide on said Long Island City Atlases, and runs, thence:

1. Along lands of Jewel Liton LLC, South 64'40'47" West, a distance of 45.21 feet, to a point; thence
2. Continuing along lands of Jewel Liton LLC, South 16'26'57" West, a distance of 45.21 feet, to a point on the northeasterly sideline of Thomson Avenue; thence
3. Along the northeasterly sideline of Thomson Avenue, North 73·33'03" West, a distance of 148.32 feet, to its intersection with the easterly sideline of 44th Drive, formerly Nott Avenue, shown 100 feet wide on said Long Island City Atlases; thence
4. Along the easterly sideline of 44th Drive, North 27·43'03" West, a distance of 59.97 feet, to a point where the same is intersected by the division line between lands herein described and lands now or formerly of Purves Development LLC, described in CRFN 2014000077940; thence
5. Along Purves Development LLC, North 64'40'47" East, a distance of 88.47 feet to a point: thence
6. Continuing along Purves Development LLC, North 25'19'13" West, a distance of 50.00 feet, to a paint; thence
7. Continuing along Purves Development LLC, North 64"40'47" East, a distance of 100.00 feet, to a point in the westerly sideline of Purves Street; thence
8. Along the westerly sideline of Purves Street, South 25"19'13" East, a distance of 175.00 feet, to the Point of Beginning.
9. Encompassing an area of 27,092 square feet or 0.622 acres.

Exhibit B

Site Survey



NOTES

1. THIS SURVEY IS BASED UPON EXISTING PHYSICAL CONDITIONS FOUND AT THE SUBJECT SITE, AND THE FOLLOWING REFERENCES:
   A. TITLE POLICY
   PREPARED BY: OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
   TITLE NUMBER: 800152
   EFFECTIVE DATE: 6/30/2013
   B. TITLE PRO FORMA
   PREPARED BY: OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
   TITLE NUMBER: 800089
   EFFECTIVE DATE: 10/17/2014
   C. MAP ENTITLED "TOPOGRAPHIC & BOUNDARY SURVEY, BLOCK 268, LOT 45, SHOWN, SECTION 2, COUNTY OF QUEENS" PREPARED BY APPLE SURVEYING AND DATED 04-11-2014
   D. MAP ENTITLED "SURVEY OF PROPERTIES SITUATED IN #44-18/28 PURVES STREET, BOROUGH OF QUEENS, COUNTY OF QUEENS, CITY OF NEW YORK, STATE OF NEW YORK, TOPO SURVEY, SIDEWALK AND STREET ELEVATIONS, BLOCK 268, LOT 1, 4, 22, 23, 24, 25, 26" PREPARED BY FORRINGER SURVEYING, P.C. AND DATED NOVEMBER 6, 2013
   E. MAP ENTITLED "LONG ISLAND CITY ATLAS MAPS, SHEET 14"
   F. SURVEY OF BLOCK 268, LOT 4 IN THE BOROUGH OF QUEENS, CITY OF NEW YORK, QUEENS COUNTY, NY PREPARED BY GERALD T. O'BRIEN, DATED MAY 7, 2013
   G. MAP ENTITLED "TITLE SURVEY, TITLE NO. QUE 235736, BLOCK 268, LOT 1,24,25,26, SECTION 2, COUNTY OF QUEENS" PREPARED BY BKI APPLE LAND SURVEYORS, P.C. DATED JANUARY 04, 2005 AND LAST REVISED SEPTEMBER 30, 2005.
   H. SURVEY OF BLOCK 268, LOTS 1,22,23,24,25 & 26, SECTION 2, COUNTY OF QUEENS" PREPARED BY AAA GROUP LAND SURVEYORS SERVICES DATED JANUARY 17, 2008.
2. THE SURVEYED PROPERTY IS SUBJECT BUT NOT LIMITED TO THE FOLLOWING FACTS AS REVEALED BY THE VERIZON 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 ABSTRACTER AND CURRENT TITLE REPORT.
3. THE VERTICAL OF THIS SURVEY IS REFERENCED TO NYS-LI NAD83 (2011) AS ES7685.9343 USING GPS METHODS.
4. STREET NAMES ARE 4.0 N. MERYL BLOCK AND LOT NUMBERS AS PER MAPS REFERENCED IN NOTES 1C, 1D & 1E.
5. PLANIMETRIC INFORMATION SHOWN HEREON HAS BEEN OBTAINED FROM GROUND SURVEY PERFORMED BY LANGAN ENGINEERING, ENVIRONMENTAL, SURVEYING AND LANDSCAPE ARCHITECTURE, D.P.C. DURING MAY 2015.
6. AS PER THE "NEW YORK CITY PRELIMINARY FIRM DATA COMMUNITY PANEL NUMBER 3604970052C" PANEL NOT PRINTED, THE ENTIRE THE SUBJECT PROPERTY LIES WITHIN ZONE X SHADED, AN AREA OF 0.2% ANNUAL CHANCE FLOOD HAZARD.
7. OFFSETS OF SHOWN ARE FOR SURVEY REFERENCES ONLY AND ARE NOT TO BE USED IN CONSTRUCTION OF ANY TYPE.
8. WETLANDS, ENVIRONMENTAL AND/OR HAZARDOUS MATERIALS LOCATION, IF ANY, NOT COVERED UNDER THIS CONTRACT.
9. UNLESS SPECIFICALLY NOTED HEREON, STORM AND SANITARY SEWER INFORMATION (INCLUDING PIPE SHEET, PIPE MATERIAL, AND PIPE SIZE) WAS OBSERVED AND MEASURED AT FIELD LOCATED STRUCTURES (MANHOLES/GRATE INLETS, 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.

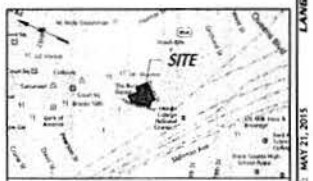
   ADDITIONAL UTILITY (WATER, GAS, ELECTRIC ETC.) DATA MAY BE SHOWN FROM FIELD LOCATED SURFACE MARKINGS (BY OTHERS), EXISTING STRUCTURES, AND/OR FROM EXISTING DRAWINGS.

   UNLESS SPECIFICALLY NOTED HEREON THE SURVEYOR HAS NOT LOCATED 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.
10. THIS IS TO CERTIFY THAT THERE ARE NO STREAMS NOR NATURAL WATERCOURSES ON THE PROPERTY AS SHOWN ON THIS SURVEY.
11. UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.
12. THIS PLAN NOT VALID UNLESS EMBOSSED OR BLUE INK STAMPED WITH THE SEAL OF THE PROFESSIONAL.
13. THE PROPERTY IS SUBJECT TO A DECLARATION OF COMMON SEWER AND SITE CONNECTION RECORDED IN CRFN 2015000011044.

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.



PROJECT LOCATION MAP
SCALE: NO SCALE

DEED DESCRIPTION OF BLOCK 268, LOT 1

BEGINNING at a point on the westerly side of Purves Street distant 100 feet northerly from the corner formed by the intersection of the westerly side of Purves Street with the northeasterly side of Thomson Avenue;

RUNNING THENCE northerly along the westerly side of Purves Street a distance of 175 feet to a point;

THENCE westerly and at right angles to the westerly side of Purves Street a distance of 100 feet to a point;

THENCE southerly and parallel with the westerly side of Purves Street a distance of 56 feet to a point;

THENCE westerly on a course forming an interior angle of 89 degrees 28 minutes 20 seconds with the westerly side of 44th Drive a distance of 56.84 feet (deed), 56.47 feet (survey) to a point on the westerly side of 44th Drive;

THENCE southerly along the westerly side of 44th Drive a distance of 56.84 feet to the corner formed by the intersection of the westerly side of 44th Drive with the northeasterly side of Thomson Avenue;

THENCE southeasterly along the northeasterly side of Thomson Avenue a distance of 148.32 feet to a point;

THENCE northeasterly and at right angles to the northeasterly side of Thomson Avenue a distance of 45.21 feet to a point;

THENCE easterly and at right angles to the westerly side of Purves Street a distance of 45.21 feet to the westerly side of Purves Street and the point or place of BEGINNING.

Encompassing an area of 27,092 square feet or 0.622 acres.

WRITTEN DESCRIPTION FOR BLOCK 268, LOT 1 ENVIRONMENTAL EASEMENT

BEGINNING at a point on the westerly sideline of Purves Street, shown 80 feet wide on the Long Island City Atlases, where the same is intersected by the division line between lands hereinbefore described and lands now or formerly of Jewel Litan LLC, described in CRFN 2013000255742, said point distant 100.00 feet measured northerly along said sideline from its intersection with the northeasterly sideline of Thomson Avenue, shown 100 feet wide on said Long Island City Atlases, and runs, thence

1. Along lands of Jewel Litan LLC South 84°46'47" West, a distance of 45.21 feet, to a point, thence
2. Continuing along lands of Jewel Litan LLC, South 19°29'57" West, a distance of 45.21 feet, to a point on the northeasterly sideline of Thomson Avenue, thence
3. Along the northeasterly sideline of Thomson Avenue, North 17°33'07" West, a distance of 148.32 feet, to its intersection with the westerly sideline of 44th Drive, formerly Nott Avenue, shown 100 feet wide on said Long Island City Atlases, thence
4. Along the westerly sideline of 44th Drive, North 27°47'03" West, a distance of 56.97 feet, to a point where the same is intersected by the division line between lands hereinbefore described and lands now or formerly of Purves Development LLC, described in CRFN 2014000277940, thence
5. Along Purves Development LLC, North 84°46'47" East, a distance of 88.47 feet to a point, thence
6. Continuing along Purves Development LLC, North 25°59'13" West, a distance of 50.00 feet, to a point, thence
7. Continuing along Purves Development LLC, North 84°46'47" East, a distance of 100.00 feet, to a point on the westerly sideline of Purves Street, thence
8. Along the westerly sideline of Purves Street, South 25°59'13" East, a distance of 175.00 feet, to the Point of Beginning.

Encompassing an area of 27,092 square feet or 0.622 acre.

LEGEND

(NOT SHOWN TO SCALE)

HYDRANT		STORM DRAIN	
STREET LIGHT		SANITARY LINE	
WALK LIGHT		GAS LINE	
SIGNAL POLE		WATER LINE	
POLE		ELECTRIC LINE	
GUY WIRE		TELEPHONE LINE	
MANHOLE (TYPE AS LABELED)		OVERHEAD WIRE	
WATER VALVE		GUIDE RAIL (TYPE AS NOTED)	
GAS VALVE		CHAIN LINK FENCE	
SHRUB		TREE LINE	
CATCH BASIN		EASEMENT LINE	
SPOT ELEVATION		PROPERTY LINE	
CLEAN OUT		RIGHT-OF-WAY LINE	
TREE		CONTOUR LINE	
SIGN	DYS	DOUBLE YELLOW STRIPE	
BOLLARD	SWS	SINGLE WHITE STRIPE	
TRAFFIC SIGNAL	RCP	REINFORCED CONCRETE PIPE	
BROKEN WHITE STRIPE	CP	EDGE OF PAVEMENT	
SINGLE YELLOW STRIPE	CMP	CORRUGATED METAL PIPE	
CONCRETE CURB	LSA	LANDSCAPED AREA	
CONCRETE	DC	DROP CURB	

No.	Description	Date
	REVISIONS	

SIGNATURE PAUL D. FISCHER DATE SIGNED
PROFESSIONAL LAND SURVEYOR NY Lic. No. 050784-1

LANGAN

Project
44-30 PURVES STREET
BLOCK No. 268, LOT No. 1
BOROUGH OF QUEENS
CITY OF NEW YORK
QUEENS COUNTY STATE OF NEW YORK

Drawing Title
BOUNDARY SURVEY

Project No.	170282501
Date	21 MAY 2015
Scale	1"=20'
Drawn By	BP
Checked By	PDF
Submission Date	21 MAY 2015
Drawing No.	VB-101
Sheet	1 of 1

SUBMISSION DATE: MAY 21, 2015
PROJECT NO. 170282501
LANGAN