
PERIODIC REVIEW REPORT

for

**44-30 PURVES STREET
Long Island City, New York
NYSDEC BCP Site No. C241162**

Prepared For:

**Purves Street Owners, LLC
c/o Brause Realty, Inc.
52 Vanderbilt Avenue
New York, New York 10017**

Prepared By:

**Langan Engineering, Environmental, Surveying, and
Landscape Architecture, D.P.C.
21 Penn Plaza
360 West 31st Street, 8th Floor
New York, New York 10001**

**Jason J. Hayes, P.E.
Professional Engineer License No. 089491-1**

LANGAN

**April 21, 2017
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1.0 INTRODUCTION

1.1 General

This Periodic Review Report (PRR) was prepared in accordance with the New York State Department of Environmental Conservation (NYSDEC)-approved October 21, 2015 Site Management Plan (SMP) and Section 6.3 of NYSDEC Division of Environmental Remediation (DER)-10. The certification period is December 21, 2015 through March 22, 2017. A periodic review of all institutional and engineering controls (IC/ECs) and a site evaluation are required for fulfillment of the remedial action at 44-30 Purves Street (the site) under the Brownfield Cleanup Program (BCP), which is administered by the NYSDEC. The site was accepted into the BCP (Site No. C241162) and a Brownfield Cleanup Agreement (BCA), Index No. C241162-06-14, was executed on June 12, 2014. Site remediation was performed in accordance with the December 7, 2014 Remedial Action Work Plan (RAWP). NYSDEC issued a Certificate of Completion for the site on December 21, 2015.

1.2 Site Description

The site is located at 44-30 Purves Street in the Long Island City neighborhood of Queens, New York and is identified as Block 268, Lot 1 on the New York City Tax Map. The irregularly-shaped, 0.62-acre site is bound by Purves Street to the east, a vacant lot to the southeast (Lot 31), Thomson Avenue to the southwest, 44th Drive to the west, and a 27-story residential building under construction to the north (Lots 4 and 23). A Site Location Map is included as Figure 1.

The site development is still under construction and includes a 35-story residential building with frontage along Purves Street, a two-story building with residences, residential amenity space and retail along Thomson Avenue and 44th Drive, and an open, partially-paved and partially-landscaped courtyard. A ventilated parking garage will span an area of about 11,000 square feet in the lowest level of the building along Thomson Avenue and 44th Drive.

1.3 Site Background and Environmental History

The site is within a historically industrial area of Long Island City, Queens and has been used for manufacturing purposes as early as the 1940s, including a chemical laboratory, automobile repair, private garage, controller and fine chemicals manufacturing, and welding and repair services. Several environmental investigations and reports were completed between April 2006 and September 2014: April 2006 Phase I Environmental Site Assessment (ESA), November 2006 Phase II Environmental Site Investigation (ESI), December 2011 Phase I ESA, and September 2014 Remedial Investigation Report (RIR).

A summary of investigation findings for each report is provided in the 2014 RIR. The conclusions of the investigation reports are summarized as follows:

- The presence of two underground storage tanks (USTs) were suspected as located on 1947 and 1950 Sanborn maps. Petroleum impacts identified in soil were attributed to the suspected USTs;
- A variable site-wide historic fill layer was present up to 11 feet thick and contained semivolatile organic compound (SVOC), pesticide, polychlorinated biphenyls (PCBs), and metal concentrations that exceeded Restricted-Residential Use SCOs¹;
- Tetrachloroethene (PCE) and trichloroethene (TCE) were detected in groundwater at concentrations exceeding Class GA SGVs²;
- PCE and TCE were detected in soil vapor throughout the site;
- On-site PCE and TCE impacts to soil vapor and groundwater were attributed to an off-site source.

1.4 Summary of Remedial Action

A Track 4 remediation was implemented in accordance with the NYSDEC-approved November 7, 2014 Remedial Action Work Plan (RAWP) between March 16 and October 30, 2015. A detailed account of the remedy is provided in the November 13, 2015 Final Engineering Report, and is summarized as follows:

- Excavation and off-site disposal of hazardous lead-impacted historic fill, petroleum-impacted material, and contaminated nonhazardous historic fill material exceeding the Track 4 Site-Specific SCOs to depths of 4.5 to 7 feet below grade surface (bgs) throughout the site and to about 8 feet bgs for elevator pits and one UST excavation;
- Decommissioning, closure, and removal of four USTs (including two previously unknown USTs) and collection and analysis of endpoint soil samples for each UST location;
- Collection and analysis of documentation soil samples collected from the base of the excavation and the perimeter sidewalls, in accordance with NYSDEC DER-10; and
- Backfilling excavations to development grade with recycled concrete aggregate (RCA) and 3/4-inch virgin crushed stone.

¹ Restricted-Residential Use SCOs refers to Title 6 of the Official Compilation of New York Codes, Rules, and Regulations (6 NYCRR) Part 375 Restricted Use, Restricted-Residential Soil Cleanup Objectives (SCOs).

² Class GA SGVs refers to NYSDEC Technical and Operational Guidance Series (TOGS) Ambient Water Quality Standards and Guidance Values (SGVs).

For contaminated soil remaining after remediation, the following controls were implemented:

Engineering Controls (ECs)

- Composite cover system, consisting of (1) 10-inch-thick reinforced concrete building slabs above a vapor barrier/waterproofing membrane, (2) concrete pavement, and (3) two feet of clean stone above a demarcation barrier in landscaped areas;
- Installation of a submembrane depressurization (SMD) system, under portions of the site building that will not be used as a ventilated parking garage, to mitigate potential VOC vapor intrusion into the building. The parking garage will be ventilated in accordance with the New York City Mechanical Code.

Institutional Controls (ICs)

- Execution of an Environmental Easement;
- Implement, maintain and monitor the ECs;
- Prevent exposure to residual soil contaminants by controlling any disturbance below the composite cover through an SMP; and
- Limit the use and development of the site to Restricted-Residential, commercial and industrial uses only.

With the exception of installation of the above-slab portions of the SMD system, remedial activities were completed as of October 30, 2015. The building is under construction and a certificate of occupancy has not been issued yet.

1.5 Effectiveness of the Remedial Program

The remedial program was designed to eliminate and mitigate environmental and human health exposure to adverse environmental conditions still present in soil, groundwater, and soil vapor. Building construction is still in progress and the SMD system has not been fully constructed. In addition, a narrow area along Purves Street is temporarily capped with clean stone and is planned to be paved concurrent with sidewalk restoration. The ICs and ECs for the certification period have or will meet the remedial objectives for the site following construction completion.

1.6 Compliance

With the exception of the SMD system construction still in progress, all ICs and ECs remain fully in place at the site for the certification period and continue to be effective.

1.7 Recommendations

No changes to the SMP are recommended at this time.

2.0 IC/EC PLAN COMPLIANCE REPORT

Since residual contaminated soil, groundwater, and soil vapor exists beneath the site, IC/ECs are required to protect human health and the environment. The Engineering and Institutional Control Plan included in the SMP describes the procedures for the implementation and management of the IC/ECs.

2.1 IC/EC Components

The following summarizes IC/ECs implemented at the site:

- Operation and maintenance of the SMD system, installed under portions of the site building that are not used as a ventilated parking garage, to mitigate potential VOC vapor intrusion into the building. The parking garage is ventilated in accordance with the New York City Mechanical Code. The SMD layout plan is shown on Figure 2;
- Maintenance of a composite cover system to prevent human exposure to residual contaminated soils remaining under site structures. The location and components of the composite cover are shown on Figure 3;
- The site may be used for Restricted-Residential as described in 6 NYCRR Part 375-1.8(g)(2)(iii), 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);
- All ECs must be operated, maintained, and inspected as specified in the SMP;
- The use of groundwater underlying the property is prohibited without necessary water quality treatment as determined by the New York State Department of Health (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 NYSDEC;
- All future activities on the property that will disturb residual contaminated material must be conducted in accordance with the SMP;
- Monitoring to assess the performance and effectiveness of the remedy must be performed as defined in the SMP;
- Operation, maintenance, monitoring, inspection, and reporting of any mechanical or physical components of the remedy shall be performed as defined in the SMP;
- 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 ensure compliance with the restrictions identified by the Environmental Easement (included as Appendix A);

- The site shall not be used for unrestricted or residential purposes as defined in 6 NYCRR 375-1.8(g)(2)(i), and the above-stated engineering controls may not be discontinued without an amendment or extinguishment of the Environmental Easement;

2.2 Goal Status and Corrective Measures

No deviations of the IC/ECs were observed for the certification period. As of this report, construction of the above-ground SMD system components is in progress. Once completed, a post-construction inspection will be conducted to test the integrity of the slab penetrations, condition of riser piping, functionality of the roof-mounted blowers, and indoor air quality. The inspection findings will be included in the next PRR.

2.3 Conclusions and Recommendations

No additional modifications to the IC/ECs are proposed at this time.

3.0 MONITORING PLAN COMPLIANCE REPORT

3.1 Monitoring Plan Components

The components of the Monitoring Plan are as follows:

1. Annual inspection of the composite cover system;
2. Annual inspection of the SMD system and parking garage ventilation system; and
3. Annual site-wide inspection.

A comprehensive inspection was conducted on March 1 and 16, 2017 that included the three above-listed monitoring plan components. Site inspection photographs are provided in Appendix B. A summary of each inspection is presented in the following sections and the inspection forms detailing inspection findings are provided in Appendices C, D, and E.

3.2 Summary of Monitoring Completed

3.2.1 Composite Cover System Inspection

The annual composite cover system was inspected on March 1, 2017, including a visual assessment for integrity of the site building slabs, stone cover in the two landscaped areas, and the temporarily stone-covered narrow area along Purves Street. Damages and/or breaches to the composite cover system were not identified during the annual inspection events for the certification period. A composite cover system inspection form is included as Appendix C.

3.2.2 SMD System Inspection

The above-ground components of the SMD system are still under construction. After construction is completed, a post-construction inspection will be completed and the findings of that inspection will be included in the next certification year report. A limited inspection of the available components was conducted for general conformance with the design requirements. Deficiencies were not identified during the March 1 and 17, 2017 site visits. The limited SMD inspection form is included in Appendix D.

3.2.3 Annual Site-wide Inspection

The annual site-wide inspection was completed on March 1, 2017 concurrently with the composite cover and SMD system inspections. All IC/EC components inspected were in compliance with the SMP. As previously mentioned, the above-ground components of the SMD system remain under construction. The completed SMD system will be inspected during the post-construction inspection. Deviations or discrepancies were not observed. A completed site-wide inspection form is included as Appendix E.

3.3 Comparisons with Remedial Objectives

The objective of the annual inspections is to determine whether on-site ECs remain in-place and operational. The inspections in March 2017 for the certification period indicate that ECs remain in-place and operational (unless otherwise described herein) and that the remedial objectives continue to be met.

3.4 Monitoring Deficiencies

Monitoring activities for the certification period year fully complied with the SMP Monitoring Plan and NYSDEC's requests.

3.5 Conclusions and Recommendations

No changes to the SMP are recommended at this time.

4.0 O&M PLAN COMPLIANCE REPORT

4.1 O&M Plan Purpose

An Operation and Maintenance (O&M) Plan is included in the SMP and was prepared to inform requirements for continuous operation and maintenance, as necessary, of the SMD system. The above-slab components of the system are still being constructed.

4.2 SMD O&M Activities

A limited inspection was conducted to document conformance to the design requirements because the SMD system is not fully installed. The limited inspection indicated the installed components are consistent with the design. Once the SMD system is placed into continuous operation, all O&M will be conducted in accordance with the manufacturer's specifications and the SMP.

4.2.1 Evaluation of SMD System

The primary objective of the SMD system is to create a negative pressure under the floor slab and draw any adverse soil vapors to the two vacuum blowers located on the roof of the building where such vapors are discharged to and diluted with the atmosphere. When functional, continuous operation of the SMD system will indicate effective performance of this mitigation system.

4.3 O&M Deficiencies

The SMD system is not fully constructed.

4.4 Conclusions and Recommendations

No changes to the SMP are recommended at this time.

5.0 OVERALL CONCLUSIONS AND RECOMMENDATIONS

5.1 SMP Compliance

Each component of the SMP, including the IC/EC Plan, Monitoring Plan, and O&M Plan, was in compliance for the certification period.

5.2 Remedy Performance Evaluation

5.2.1 Composite Cover System

Conditions of the site building slabs and stone cover in the landscaped areas were inspected for quality and integrity. The temporarily stone-covered narrow area along Purves Street is in compliance with the SMP and will be replaced with concrete during sidewalk repairs. The site-wide composite cover system was confirmed to be intact and continues to be effective in protecting public health and the environment.

5.2.2 SMD System

The SMD system is still under construction. Once complete, it will be placed into continuous operation to mitigate potential soil vapors from accumulating within the building. A post-construction inspection will be completed prior to being placed into operation. The results of the post-construction sampling will be reported in the next certification period.

5.2.3 IC Components

All ICs were maintained during the certification period, and the Environmental Easement on the site remains in place.

5.3 Future Submittals

Inspections and monitoring of the composite cover and SMD system will continue on an annual schedule. Forms and other information generated during regular monitoring events and inspections will be submitted at the time of the annual Periodic Review Report, as specified in the Reporting Plan of the NYSDEC-approved SMP.

Findings and forms relating to the post-construction inspection of the SMD system are anticipated for and will be provided in the next certification year.

6.0 CERTIFICATION OF IC/ECS

6.1 IC/EC Certification Form

The completed IC/EC Certification Form is provided as Appendix F.

6.2 IC/EC Certification


I, Jason Hayes, am currently a registered professional engineer licensed by the State of New York. I had primary direct responsibility for implementation of the remedial program for the 44-30 Purves Street site (NYSDEC BCA Index No. C241162-06-14, Site No. C241162).

I certify that the ICs/ECs are in place and effective and are performing as designed, considering the current status of building construction.

I certify that nothing has occurred that would impair the ability of the controls to protect the public health and environment and that nothing has occurred that would constitute a violation or failure to comply with any operation and maintenance plan for such controls.

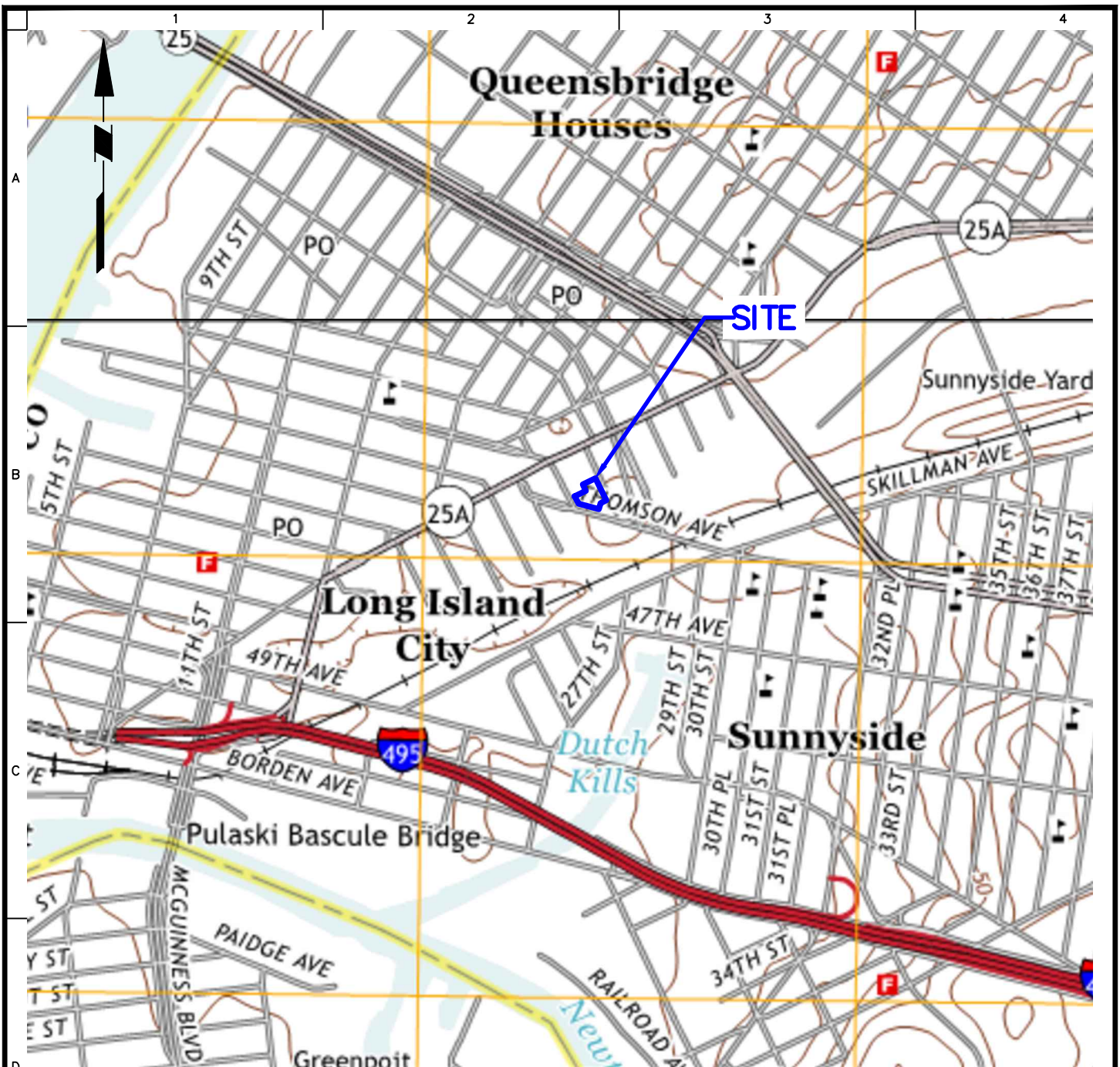
I certify that all use restrictions, institutional controls, engineering controls, and all operation and maintenance requirements applicable to the site are contained in an environmental easement created and recorded pursuant ECL 71-3605 and that all affected local governments, as defined in ECL 71-3603, have been notified that such easement has been recorded. A Site Management Plan has been submitted by the applicant for the continual and proper operation, maintenance, and monitoring of all engineering controls employed at the site and that such plan has been approved by the Department.

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

<u>089491</u>	<u>4-21-2017</u>	
New York State Professional Engineer #	Date	Signature

It is a violation of Article 130 of New York State Education Law for any person to alter this document in any way without the express written verification of adoption by any New York State licensed engineer in accordance with Section 7209(2), Article 130, New York State Education Law.

FIGURES



LEGEND:



SITE BOUNDARY

NOTES:

1. BASE MAP TAKEN FROM UNITED STATES GEOLOGICAL SURVEY (USGS) 2013 7.5-MINUTE SERIES TOPOGRAPHIC MAP, CENTRAL PARK, NY-NJ AND BROOKLYN, NY.

LANGAN

21 Penn Plaza, 360 West 31st Street, 8th Floor
New York, NY 10001

T: 212.479.5400 F: 212.479.5444 www.langan.com

Langan Engineering, Environmental, Surveying and
Landscape Architecture, D.P.C.

Langan Engineering and Environmental Services, Inc.
Langan International LLC

Collectively known as Langan

Project

44-30 PURVES STREET

BLOCK No. 268, LOT No. 1
LONG ISLAND CITY

QUEENS

NEW YORK

Figure Title

**SITE LOCATION
MAP**

Project No.
170282501

Date
3/9/2017

Scale
NTS

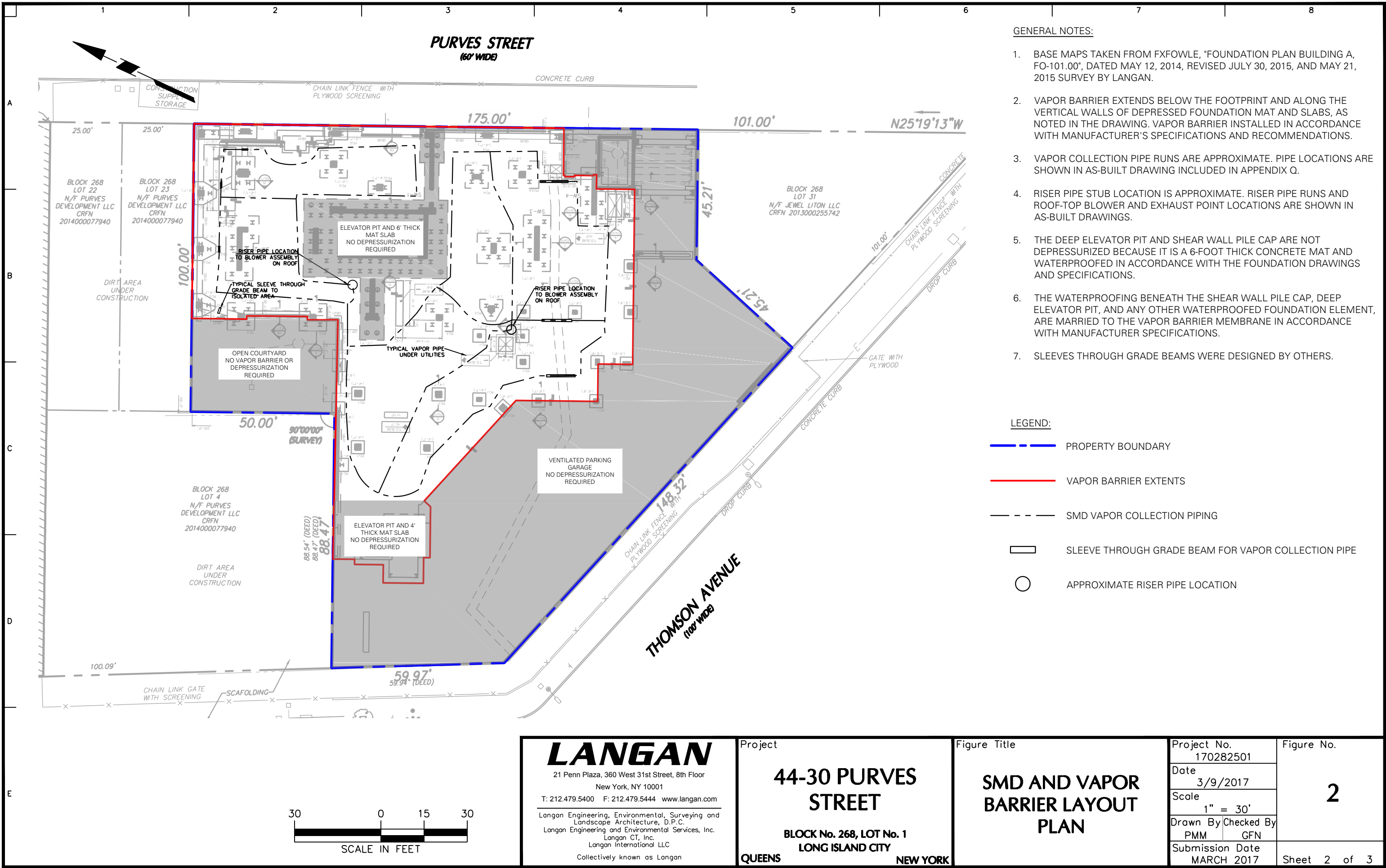
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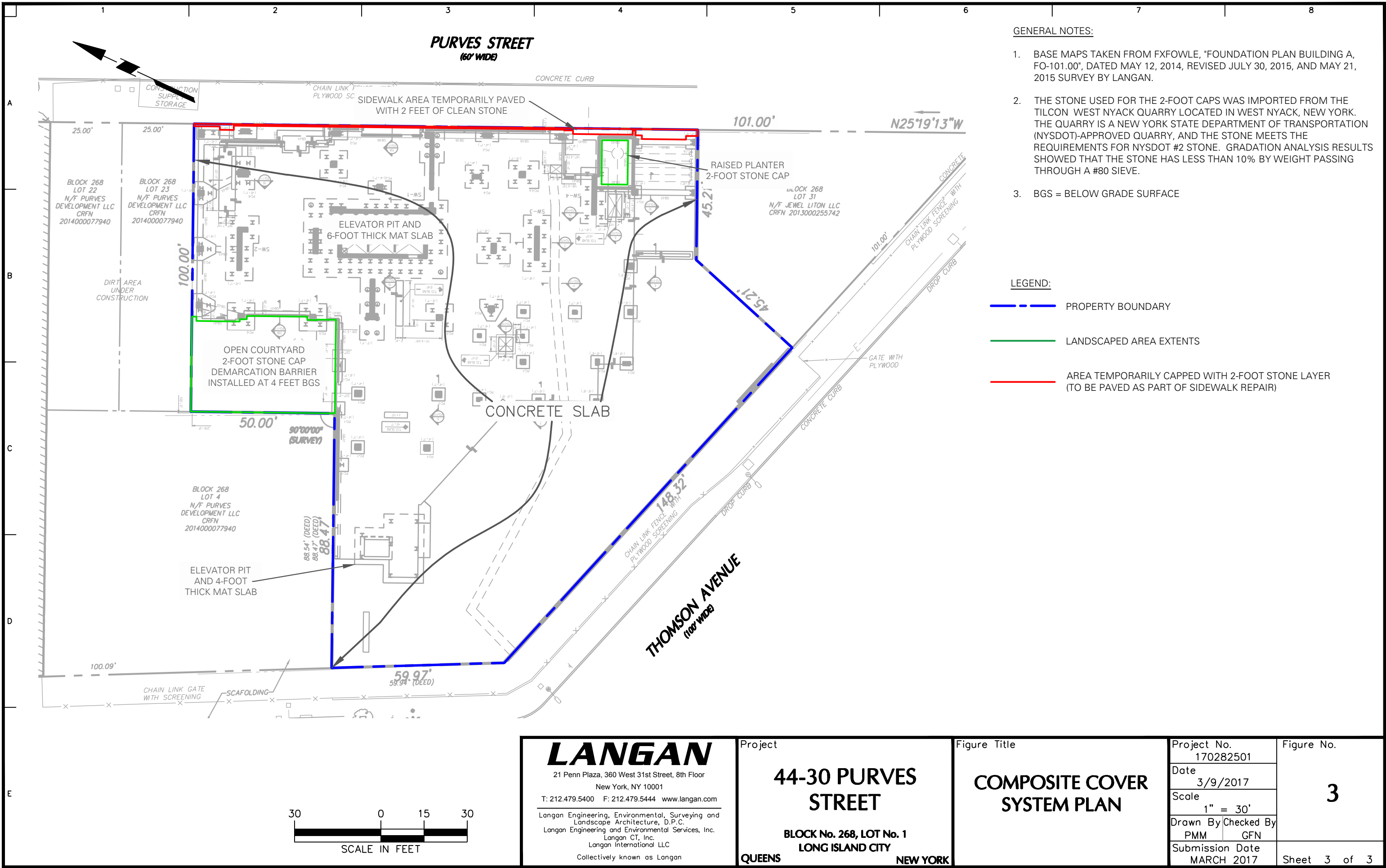
Submission Date
MARCH 2017

Figure No.

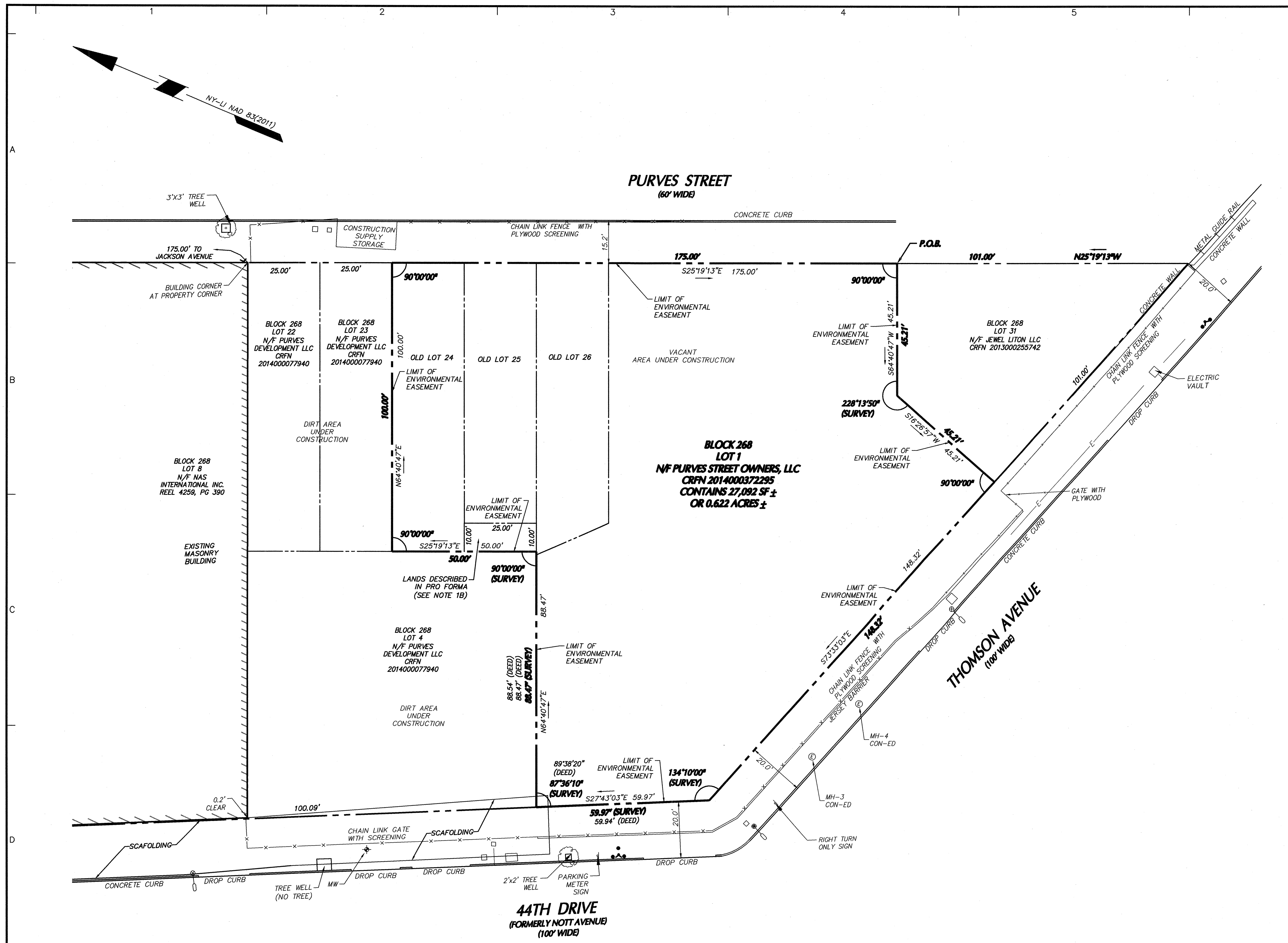
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Sheet 1 of 3





APPENDIX A
Environmental Easement



**DEED DESCRIPTION OF
BLOCK 268, LOT 1**

BEGINNING at a point on the westerly side of Purves Street distant 101 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 50 feet to a point;

THENCE westerly on a course forming an interior angle of 89 degrees 38 minutes 30 seconds with the easterly side of 44th Drive a distance of 88.54 feet (deed), 88.47 feet (survey) to a point on the easterly side of 44th Drive;

THENCE southerly along the easterly side of 44th Drive a distance of 59.94 feet to the corner formed by the intersection of the easterly 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 60 feet wide on the Long Island City Atlas, where the same is intersected by the division line between lands hereindescribed and lands now or formerly of Jewel Linn LLC, described in CRN 2013000254-75, and running southerly along the westerly sideline of Purves Street, shown 100 feet wide on said Long Island City Atlas, and runs, thence:

1. Along lands of Jewel Linn LLC, South 64°40'47" East, a distance of 45.21 feet, to a point; thence;
2. Continuing along the westerly sideline of Jewel Linn 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 148.33 feet, to its intersection with the easterly sideline of 44th Drive, formerly Nutt Avenue, shown 100 feet wide on said Long Island City Atlas; thence;
4. Along the easterly sideline of 44th Drive, North 27°43'03" East, a distance of 59.97 feet, to a point where the same is intersected by the division line between lands hereindescribed and lands now or formerly of Purves Development LLC, described in CRN 2013000254-75, 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 point; 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.

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

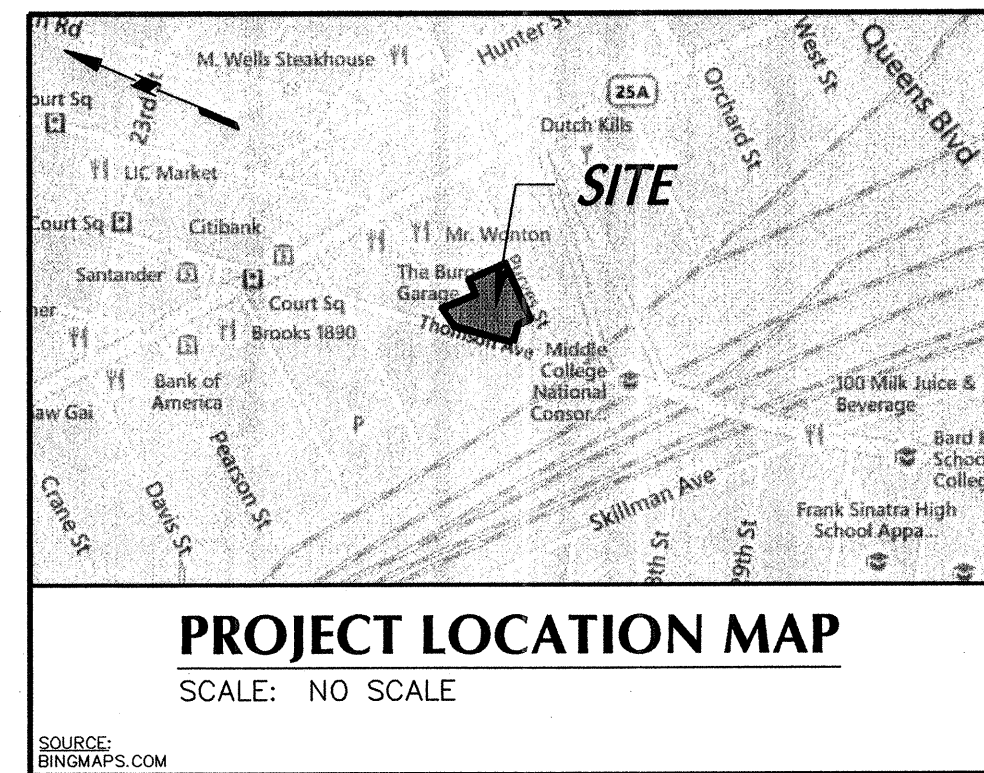
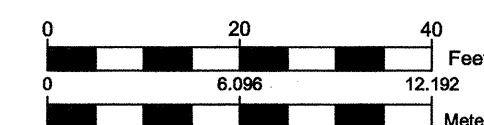
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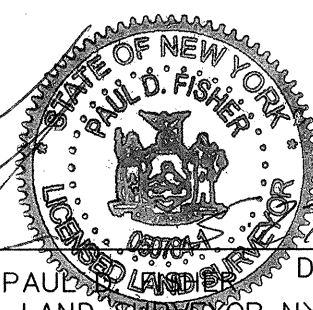
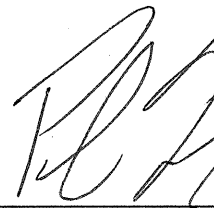
	HYDRANT		D	DOUBLE YELLOW STRIPE
	STREET LIGHT		S	SINGLE WHITE STRIPE
	AREA LIGHT		G	REINFORCED CONCRETE PIPE
	SIGNAL POLE		W	CORRUGATED METAL PIPE
	POLE		E	LANDSCAPED AREA
	GUY WIRE		T	DROP CURB
	MANHOLE (TYPE AS LABELED)			
	WATER VALVE			
	GAS VALVE			
	SHRUB			
	CATCH BASIN			
	SPOT ELEVATION			
	CLEAN OUT			
	TREE			
	SIGN			
	BOLLARD			
	TRAFFIC SIGNAL			
	BROKEN WHITE STRIPE			
	SINGLE YELLOW STRIPE			
	CONCRETE CURB			
	CONCRETE			
			DYS	DOUBLE YELLOW STRIPE
			RWS	SINGLE WHITE STRIPE
			SGP	REINFORCED CONCRETE PIPE
			EP	EDGE OF PAVEMENT
			CMP	CORRUGATED METAL PIPE
			LSA	LANDSCAPED AREA
			DC	DROP CURB

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: 901153
EFFECTIVE DATE: 6/20/2013
- B. TITLE PRO FORMA:
PREPARED BY: OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
TITLE NUMBER: 905099
EFFECTIVE DATE: 10/17/2014
- C. MAP ENTITLED "TOPOGRAPHIC & BOUNDARY SURVEY, BLOCK 268, LOT AS SHOWN, SECTION 21, COUNTY OF QUEENS" PREPARED BY APPLE SURVEYING AND DATED 04-11-2014.
- D. MAP ENTITLED "SURVEY OF PROPERTIES SITUATED IN: 44--18/38 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, 26, 28" PREPARED BY FEHRINGER 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'BUCKLEY, DATED MAY 7, 2013.
- G. MAP ENTITLED "TITLE SURVEY, TITLE NO. QUE 235739, BLOCK 268, LOT 1, 2, 4, 25, 26, SECTION 2, COUNTY OF QUEENS" PREPARED BY BIG APPLE LAND SURVEYORS, P.C. DATED JANUARY 04, 2005 AND LAST REVISED SEPTEMBER 30, 2005.
- H. SURVEY OF BLOCK 268, LOTS 1,2,23,24,25 & 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 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.
3. THE MERIDIAN OF THIS SURVEY IS REFERENCED TO NYS-LI NAD83 (2011) AS ESTABLISHED USING GPS METHODS.
4. STREET NAMES AND R.O.W. WIDTHS, BLOCK AND LOT NUMBERS AS PER MAPS REFERENCED IN NOTES 1C, 1D & 1E.
5. PLANIMETRIC INFORMATION SHOWN HEREON HAS BEEN OBTAINED FROM GROUND SURVEYS 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 36049702026." PANEL NOT PRINTED THE ENTIRE SUBJECT PROPERTY LIES WITHIN ZONE X SHADED, AN AREA OF 0.2% ANNUAL CHANCE FLOOD HAZARD.
7. OFFSETS (IF 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 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 WARRANTY 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 GRN 2015000011044.

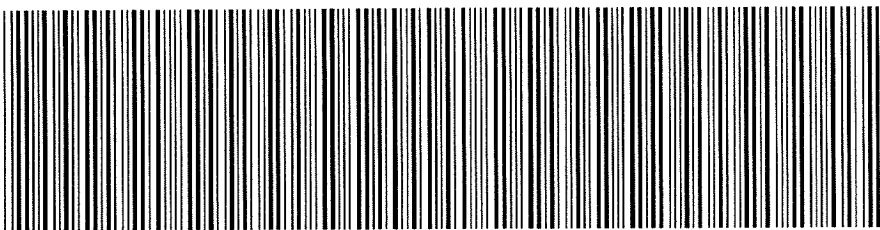
THIS PROPERTY IS SUBJECT TO AN ENVIRONMENTAL EASEMENT HELD BY THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION PURSUANT TO TITLE 36 OF ARTICLE 71 OF THE NEW YORK ENVIRONMENTAL CONSERVATION LAW. THE ENGINEERING AND INSTITUTIONAL CONTROLS FOR THIS EASEMENT ARE SET FORTH IN MORE DETAIL IN THE 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.



Date	Description	No.
REVISIONS		
<div><div>050784-1</div></div>		
SIGNATURE	PAUL D. FISHER	DATE SIGNED 05/17/2015
PROFESSIONAL LAND SURVEYOR NY Lic. No. 050784-1		
<div>LANGAN</div> <div>21 Penn Plaza, 360 West 31st Street, 8th Floor, New York, NY 10001 T: 212.479.5400 F: 212.479.5444 www.langan.com</div> <div>NEW JERSEY NEW YORK CONNECTICUT PENNSYLVANIA OHIO WASHINGTON, DC FLORIDA TEXAS NORTH DAKOTA CALIFORNIA ALABAMA ARIZONA IDAHO UTAH ILLINOIS MARYLAND Langan Engineering, Environmental, Surveying and Landscape Architecture, D.P.C., S.A. Langan Engineering, Environmental, Surveying and Landscape Architecture, D.P.C. Langan Engineering and Environmental Services, Inc. Lange Co., Inc. Langan International LLC Collectively known as Langan</div>		
Project		
<div>44-30 PURVES STREET</div> <div>BLOCK No. 268, LOT No.1 BOROUGH OF QUEENS CITY OF NEW YORK</div> <div>QUEENS COUNTY</div> <div>STATE OF NEW YORK</div>		
Drawing Title		
<div>BOUNDARY SURVEY</div>		
Project No. 170282501		Drawing No.
Date 21 MAY 2015	VB-101	
Scale 1"=20'		
Drawn By BP		
Submission Date 21 MAY 2015		Sheet 1 of 1

**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.



2015081800555001003E1EFD

RECORDING AND ENDORSEMENT COVER PAGE

PAGE 1 OF 10

Document ID: 2015081800555001

Document Date: 07-31-2015

Preparation Date: 08-18-2015

Document Type: EASEMENT

Document Page Count: 9

PRESENTER:

ROYAL REGISTERED PROPERTY REPORTS INC
180853
500 5TH AVENUE
SUITE 1540
NEW YORK, NY 10110
212-376-0900

RETURN TO:

ROYAL REGISTERED PROPERTY REPORTS INC
180853
500 5TH AVENUE
SUITE 1540
NEW YORK, NY 10110
212-376-0900

		PROPERTY DATA		
Borough	Block	Lot	Unit	Address
QUEENS	268	1	Entire Lot	44-30 PURVES STREET
Property Type: NON-RESIDENTIAL VACANT LAND Easement				

CROSS REFERENCE DATA

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

PARTIES

GRANTOR/SELLER:

PURVES STREET OWNERS LLC
52 VANDERBILT AVENUE
NEW YORK, NY 10017

GRANTEE/BUYER:

PEOPLE OF STATE OF NEW YORK BY
COMMISSIONER, DEPT
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: \$ 82.00

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 08-26-2015 12:11

City Register File No.(CRFN):
2015000296906



Annette McMill

City Register Official Signature

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

THIS INDENTURE made this 31st day of July, 2015, between Owner(s) Purves Street Owners, LLC, having an office at 52 Vanderbilt Avenue, New York, New York 10017, County of New York, State of New York (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 real property located at the address of 44-30 Purves 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 number: Block 268 Lot 1, being the same as that property conveyed to Grantor by deeds dated June 19, 2014 and October 17, 2014 and recorded in the City Register of the City of New York in CFRN #'s 2014000225213 and 2014000372295, respectively. The property subject to this Environmental Easement (the "Controlled Property") comprises approximately .622 +/- acres, and is hereinafter more fully described in the Land Title Survey dated May 21, 2015 prepared by Paul D. Fisher, L.S., 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: C241162-06-14 as amended by Amendment #1 dated January 22, 2015, 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: C241162
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.

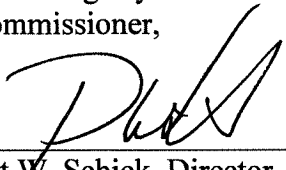
9. Extinguishment. This Environmental Easement may be extinguished only by a release by the Commissioner of the New York State Department of Environmental Conservation, or the Commissioner's Designee, and filed with the office of the recording officer for the county or counties where the Property is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

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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:


Robert W. Schick, Director
Division of Environmental Remediation

Grantee's Acknowledgment

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

On the 31st day of July, in the year 2015, before me, the undersigned, personally appeared Robert W. Schick, 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.


Notary Public - State of New York

David J. Chiusano
Notary Public, State of New York
No. 01CH5032146
Qualified in Schenectady County
Commission Expires August 22, 2018

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 point; 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.

APPENDIX B
Site Inspection Photographs



Photo 1, 03/16/2017: View of building exterior along Purves Street (facing south).



Photo 2, 03/16/2017: View of concrete building slab composite cover (facing south).



Photo 3, 03/01/2017: View of submembrane depressurization (SMD) system riser pipe penetration through the cellar slab (facing northeast).



Photo 4, 03/01/2017: View of SMD riser pipes partially installed along the cellar ceiling (facing south).



Photo 5, 03/01/2017: View of metal riser conveyance pipes partially installed within in the cellar ceiling (facing west).



Photo 6, 03/16/2017: View of SMD riser pipe penetration through cellar slab (facing north).

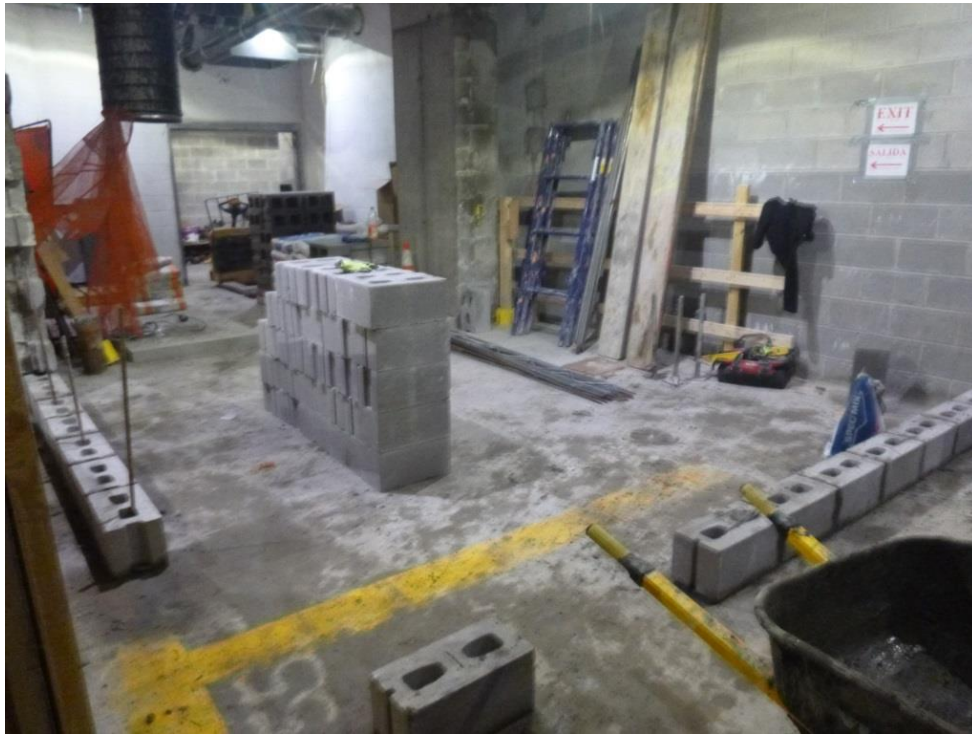


Photo 7, 03/01/2017: View of concrete building slab composite cover (facing southeast).



Photo 8, 03/01/2017: View of concrete building slab composite cover (facing southwest).



Photo 9, 03/16/2017: View of concrete building slab composite cover (facing east).

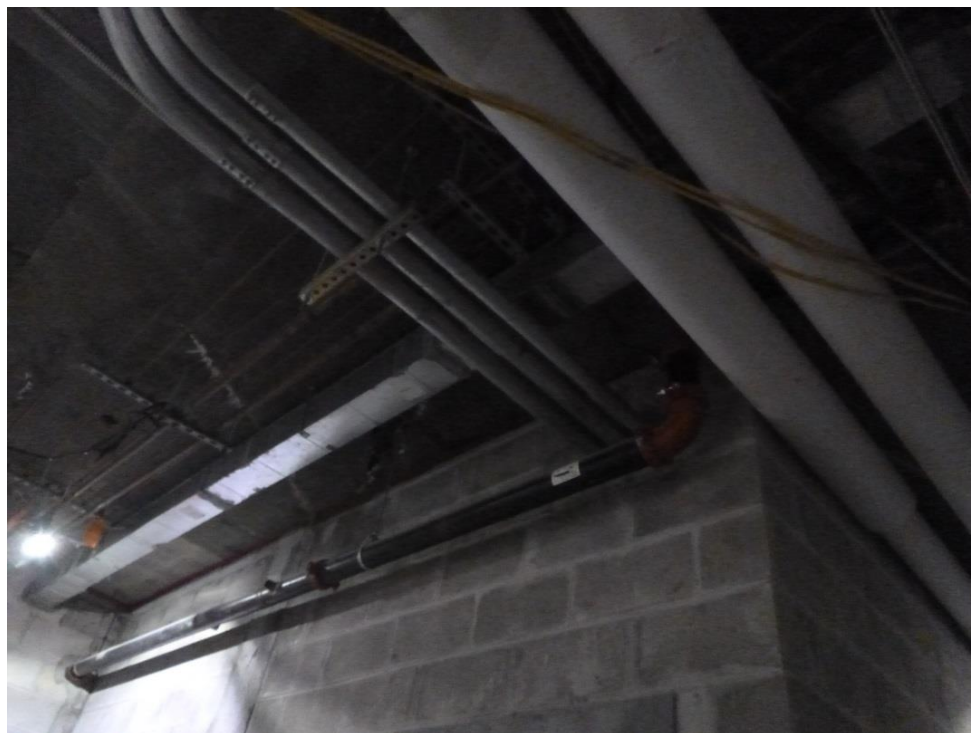


Photo 10, 03/01/2017: View of garage ventilation system ducts and SMD riser piping along the cellar ceiling (facing southwest).



Photo 11, 03/01/2017: View of garage ventilation ducts and SMD riser piping along the cellar ceiling (facing east).

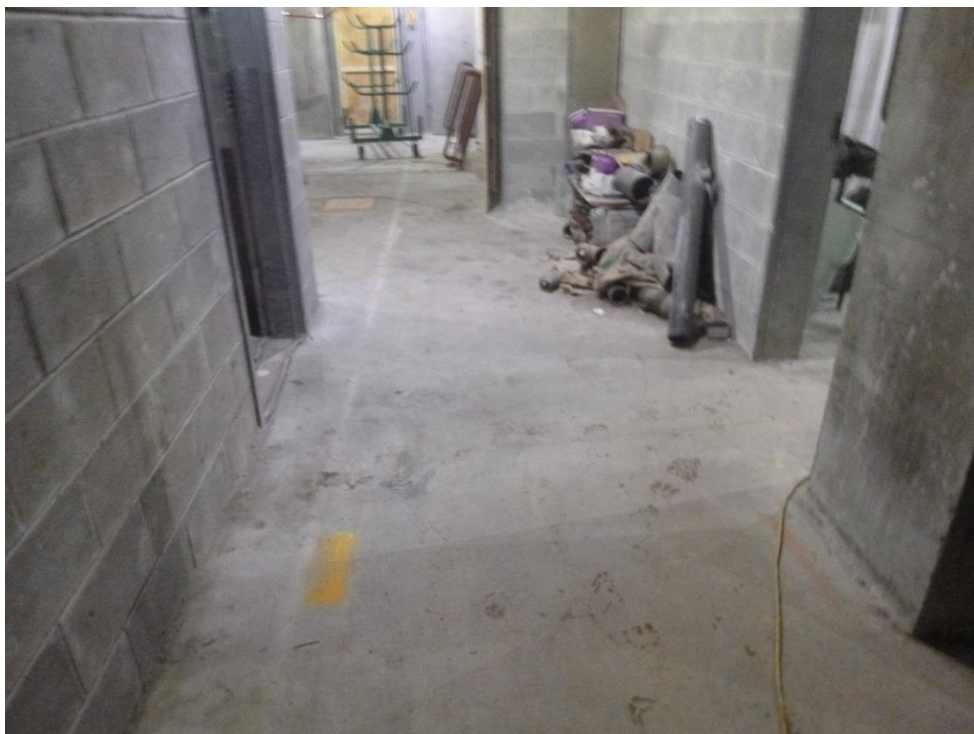


Photo 12, 03/01/2017: View of concrete building slab composite cover (facing north).



Photo 13, 03/01/2017: View of concrete building slab composite cover (facing south).



Photo 14, 03/01/2017: View of concrete building slab composite cover (facing east).



Photo 15, 03/01/2017: View of SMD rise pipes at the roof of building (facing southeast).



Photo 16, 03/01/2017: View of SMD blowers installed on the building roof (facing southeast).

APPENDIX C
Composite Cover System Inspection Form

COMPOSITE COVER SYSTEM INSPECTION CHECKLIST

Site Name: 44-30 Purves Street Location: Long Island City, NY Project Number: 170282501

Inspector Name: Nicole Kung Date: 03/01/2017 Weather Conditions: Rain, 40s°F

Reason for Inspection (i.e., routine, severe weather condition, etc.): Annual Inspection 2017

Check one of the following:
(Y: Yes N: No NA: Not Applicable)

		Y	N	NA	Normal Situation	Remarks
	General					
1	What are the current site conditions?	–	–	–	–	The building was under construction at the time of inspection.
	Impermeable Cap					
2	Are there any indications of a breach in the capping system at the time of this inspection?		✓		N	The composite cover system was intact at the time of inspection. Active construction has not interfered with the composite cover system integrity.
3	Is there any construction activity, or indication of any construction activity within the past certification year (including any tenant improvements), that included the breaching of the capping system, on-site at the time of this inspection?		✓		N	
4	If YES to number 3, is there documentation that the Soil Management Plan, HASP, and CAMP for the site was/is being followed?			✓	NA if N to 3/ Y if Y to 3	

*****If the answer to any of the above questions indicates non-compliance with ECs for the site, additional remarks must be provided and, where applicable, attach documentation to this checklist detailing additional inspection and repair activities*****

Additional remarks:

Minimum Inspection Schedule:

- Site-wide inspections will be conducted annually, per certification year, at a minimum.
- Additional inspections will also be conducted at times of severe weather condition events.
- All inspection events will use this checklist.

APPENDIX D
SMD System Inspection Form

SMD SYSTEM INSPECTION CHECKLIST

Site Name: 44-30 Purves Street Location: Long Island City, NY Project Number: 170282501

Inspector Name: Nicole Kung Date: 03/01/2017 Weather Conditions: Rain, 40s

Reason for Inspection (i.e., routine, severe condition, etc.): Annual Inspection for the 2016 Certification Year

Check one of the following:
(Y: Yes N: No NA: Not Applicable)

	Y	N	NA	Normal Situation	Remarks
Records					
1	Y			Y	
2			✓		
3			✓	N	Above-ground components of the SMD system are in the process of being installed.
Alarm System					
4			✓	Y	Above-ground components of the SMD system are in the process of being installed.
General System					
5			✓	N	
6			✓	NA if N to 5/ Y if Y to 5	
7			✓	NA if N to 5/ Y if Y to 5	
8	✓			Y	Above-ground components of the SMD system are in the process of being installed.
9		✓		N	
SSD Blower Unit					
10		✓		Y	Construction in progress
11			✓		
12		✓		Y	

If the answer to any of the above questions indicates the SMD system is non-operational or malfunctioning, or that this EC is in non-compliance, additional remarks must be provided and, where applicable, documentation attached to this checklist detailing additional inspection and repair activities

Additional remarks:

Building construction is still in progress. The above-slab components of the SMD system have not been completed.
A post-construction inspection and system start-up testing will be performed after construction is completed.

Minimum Inspection Schedule:

- SMD system inspections will be conducted quarterly for the first certification year at a minimum.
- Additional inspections will also be conducted at times of maintenance, repair, or severe condition events.
- The minimum schedule will be revised, as necessary, following the first certification year.
- All inspection events will use this checklist.

APPENDIX E
Annual Site-Wide Inspection Form

SITE INSPECTION CHECKLIST

Site Name: 44-30 Purves Street Location: Long Island City, NY Project Number: 170282501

Inspector Name: Nicole Kung Date: 03/01/2017 Weather Conditions: Rain, 40s

Reason for Inspection (i.e., routine, severe condition, etc.): Annual Inspection

Check one of the following:
(Y: Yes N: No NA: Not Applicable)

		Y	N	NA	Normal Situation	Remarks
General						
1	What are the current site conditions?	-	-	-	-	The building was under construction at the time of inspection.
2	Are all applicable site records (e.g., documentation of construction activity, SMD system maintenance and repair, most current easement, etc.) complete and up to date?	✓			Y	
Environmental Easement						
3	Has site use (restricted residential) remained the same?	✓			Y	
4	Does it appear that all environmental easement restrictions have been followed?	✓			Y	
Impermeable Cap						
5	Are there any indications of a breach in the capping system at the time of this inspection?		✓		N	The composite cover system was intact at the time of inspection. Active construction has not interfered with the composite cover system integrity.
6	Are there any cracks in the building slabs?		✓			
7	Are there any cracks in the building walls?		✓			
8	Is there any construction activity, or indication of any construction activity within the past certification year (including any tenant improvements), that included the breaching of the capping system, on-site at the time of this inspection?		✓		N	
9	If YES to number 8, is there documentation that the Soil Management Plan, HASP, and CAMP for the site was/is being followed?			✓	NA if N to 8/ Y if Y to 8	

If the answer to any of the above questions indicates non-compliance with any IC/ECs for the site, additional remarks must be provided and, where applicable, documentation attached to this checklist detailing additional inspection and repair activities

Additional remarks:

Minimum Inspection Schedule:

- Site-wide inspections will be conducted annually, per certification year, at a minimum.
- Additional inspections will also be conducted at times of severe condition events.
- All inspection events will utilize this checklist.

LANGAN

APPENDIX F
IC/EC Certification Form and NYCDOB Records



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



Site No. **C241162**

Site Details

Box 1

Site Name 44-30 Purves Street

Site Address: 44-30 Purves Street Zip Code: 11101

City/Town: Long Island City

County: Queens

Site Acreage: 0.6

Reporting Period: December 21, 2015 to March 22, 2017

- | | YES | NO |
|--|-------------------------------------|-------------------------------------|
| 1. Is the information above correct? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 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? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 3. Has there been any change of use at the site during this Reporting Period (see 6NYCRR 375-1.11(d))? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 4. Have any federal, state, and/or local permits (e.g., building, discharge) been issued for or at the property during this Reporting Period? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 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? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Box 2

- | | YES | NO |
|---|-------------------------------------|--------------------------|
| 6. Is the current site use consistent with the use(s) listed below?
Restricted-Residential, Commercial, and Industrial | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 7. Are all ICs/ECs in place and functioning as designed? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

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. C241162**Box 3****Description of Institutional Controls**ParcelOwnerInstitutional Control**268-1**

Purves Street Owners LLC

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

Soil Management Plan
IC/EC Plan

Institutional controls mandate operation, maintenance, monitoring and reporting measures for all Engineering controls. They provide restriction on site usage and prevent future exposure to remaining contamination by controlling subsurface disturbances.

The site 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). All engineering Controls (ECs) must be operated and maintained as specified in the site management plan(SMP). All ECs must be inspected at a frequency and in a manner defined in the SMP. 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 first notify and obtain written approval to do so from the Department. Groundwater and other environmental or public health monitoring must be performed as defined in the SMP. 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. All future activities on the property that will disturb remaining contaminated material must be conducted in accordance with the SMP. Monitoring to assess the performance and effectiveness of the remedy must be performed as defined in the SMP. Operation, maintenance, monitoring, inspection, and reporting of any mechanical or physical components of the remedy shall be performed as defined in the SMP. 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 restriction identified by this environmental easement.

Box 4**Description of Engineering Controls**ParcelEngineering Control**268-1**

Vapor Mitigation
Cover System

Engineering controls include a composite cover system to prevent future exposure to the residual contamination remaining in place and a submembrane depressurization system to mitigate soil vapor intrusion.

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 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. If this site has an IC/EC Plan (or equivalent as required in the Decision Document), for each Institutional or Engineering control listed in Boxes 3 and/or 4, I certify by checking "YES" below that all of the following statements are true:

(a) the Institutional Control and/or 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. C241162

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.

I David Brause at 44-30
print name print business address

am certifying as Owner (Owner or Remedial Party)

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


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

4/19/17
Date

IC/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 JASON HAYES at 360 W 31st Street, 8th Floor, New York, NY
print name print business address

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


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



Stamp
(Required for PE)

4-21-2017
Date


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NYC Department of Buildings

Work Permit Data

Premises: 44-26 PURVES STREET QUEENS

Filed At: 44-26 PURVES STREET QUEENS

BIN: [4596128](#) Block: 268 Lot: 1

Job Type: NB - NEW BUILDING

[View Permit History](#) | [Printable \(PDF\) version of this Permit](#)

DOB NOW: Inspections

Job No:	420652190	Fee:	STANDARD
Permit No:	420652190-01-EQ-FN	Issued:	05/06/2016
Seq. No.:	03	Filing Date:	05/06/2016 RENEWAL
Work:		Proposed Job Start:	03/06/2015
		Work Approved:	02/18/2015

NEW BUILDING - CONSTRUCTION EQUIPMENT - FENCE
 FILING HERewith NEW BUILDING AS PER PLANS.THIS APPLICATION IS BEING FILED IN
 CONJUNCTION WITH NEW BUILDING 420652225

Use:	R-2 - RESIDENTIAL: APARTMENT HOUSES	Landmark:	NO	Stories:	33
Site Fill:	OFF-SITE				
Review is requested under Building Code: 2008					

Issued to: DAVID A BRAUSE

**GC SAFETY
REGISTRATION:** [GC 613398](#)

Business: PURVES STREET DEVELOPMENT
 52 VANDERBILT AVENUE NEW YORK NY 10017

Phone: 212-697-5454

If you have any questions please review these [Frequently Asked Questions](#), the [Glossary](#), or call the 311 Citizen Service Center by dialing 311 or (212) NEW YORK outside of New York City.


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NYC Department of Buildings

Work Permit Data

Premises: 44-26 PURVES STREET QUEENS

Filed At: 44-26 PURVES STREET QUEENS

BIN: [4596128](#) Block: 268 Lot: 1

Job Type: NB - NEW BUILDING

[View Permit History](#) | [Printable \(PDF\) version of this Permit](#)

DOB NOW: Inspections

Job No:	420652190	Fee:	STANDARD
Permit No:	420652190-01-NB	Issued:	06/17/2016
Seq. No.:	04	Filing Date:	06/17/2016 RENEWAL
Work:		Proposed Job Start:	04/24/2015
		Work Approved:	04/14/2015

NEW BUILDING -

FILING HERewith NEW BUILDING AS PER PLANS.THIS APPLICATION IS BEING FILED IN
CONJUNCTION WITH NEW BUILDING 420652225

Related fence job no.: [420652190](#)

Use: R-2 - RESIDENTIAL: APARTMENT HOUSES

Landmark: NO

Stories: 33

Site Fill: OFF-SITE

Review is requested under Building Code: 2008

Adding more than three stories: No

Removing one or more stories: No

Performing work in 50% or more of the area of the building: No

Demolishing 50% or more of the area of the building: No

Performing a vertical or horizontal enlargement adding more than 25% of the area of the building: No

Mechanical equipment other than handheld devices to be used for demolition or removal of debris to be used: No

Approved work includes concrete: Yes

Concrete work has been completed: No

Requesting concrete exclusion now: No

Work includes 2,000 cubic yards or more of concrete: No

Issued to: DAVID A BRAUSE

GC SAFETY
REGISTRATION: [GC 613398](#)

Business: PURVES STREET DEVELOPMENT

52 VANDERBILT AVENUE NEW YORK NY 10017

Phone: 212-697-5454

Site Safety Manager: MICHAEL F DAVIE

License No: [M001482](#)

Business: TOTAL SAFETY CONSULTING

Phone: 201-437-5150

751 BROADWAY BAYONNE NJ 07002

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NYC Department of Buildings

Work Permit Data

Premises: 44-26 PURVES STREET QUEENS

Filed At: 44-26 PURVES STREET QUEENS

BIN: [4596128](#) Block: 268 Lot: 1

Job Type: NB - NEW BUILDING

[View Permit History](#) | [Printable \(PDF\) version of this Permit](#) | [Inspection History](#)

DOB NOW: *Inspections*

Job No:	420652190	Fee:	STANDARD
Permit No:	420652190-03-PL	Issued:	03/24/2017
Seq. No.:	03	Filing Date:	03/24/2017 RENEWAL
Work:		Proposed Job Start:	03/27/2015
		Work Approved:	03/18/2015

PLUMBING - NEW BUILDING

FILING HEREWITH MECHANICAL AND PLUMBING WORK IN CONJUNCTION TO NEW BUILDING AS PER PLANS.

Use: R-2 - RESIDENTIAL: APARTMENT HOUSES

Landmark: NO

Stories: 33

Site Fill: OFF-SITE

Review is requested under Building Code: 2008

Issued to: ROBERT DIMICELI

MASTER PLUMBER

Business: RCI PLBG, INC

License No: [MP 002136](#)

545 MIDLAND AVENUE STATEN ISLAND NY 10306

Phone: 718-980-2070

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NYC Department of Buildings

Work Permit Data

Premises: 44-26 PURVES STREET QUEENS

Filed At: 44-26 PURVES STREET QUEENS

BIN: [4596128](#) Block: 268 Lot: 1

Job Type: A2 - ALTERATION TYPE 2

[View Permit History](#) | [Printable \(PDF\) version of this Permit](#) | [Inspection History](#)

DOB NOW: [Inspections](#)

Job No:	421033287	Fee:	STANDARD
Permit No:	421033287-01-EW-SD	Issued:	02/16/2017
Seq. No.:	03	Filing Date:	02/16/2017 ERENEWAL
Work:		Proposed Job Start:	03/03/2015
		Status:	ISSUED
		Work Approved:	09/22/2014

ALTERATION TYPE 2 - STANDPIPE

FILING FOR INSTALLATION OF PRESSURIZED STANDPIPE ALARM IN ACCORDANCE WITH LOCAL LAW 64/2009 AS PER PLANS FILED HERewith. ALL WORK IN CONJUNCTION WITH NEW BUILDING APPLICATION #420652190. NO CHANGE IN USE, EGRESS OR OCCUPANCY.

Use: R-2 - RESIDENTIAL: APARTMENT HOUSES

Landmark: NO

Stories: 33

Site Fill: NOT APPLICABLE

Review is requested under Building Code: 2008

Issued to: ROBERT DIMICELI

MASTER PLUMBER

Business: RCI PLBG, INC

License No: [MP 002136](#)

545 MIDLAND AVENUE STATEN ISLAND NY 10306

Phone: 718-980-2070

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NYC Department of Buildings

Work Permit Data

Premises: 44-26 PURVES STREET QUEENS

Filed At: 44-26 PURVES STREET QUEENS

BIN: [4596128](#) Block: 268 Lot: 1

Job Type: A2 - ALTERATION TYPE 2

DOB NOW: Inspections

Job No:	421078443	Fee:	STANDARD
Permit No:	421078443-01-EQ-FN	Issued:	02/06/2015
Seq. No.:	01	Expires:	02/06/2016
Work:		Status:	ISSUED
	Proposed Job Start:	02/06/2015	Work Approved:
			01/30/2015

ALTERATION TYPE 2 - CONSTRUCTION EQUIPMENT - FENCE
 FILING HERewith INSTALLATION OF TEST PILES. ALL WORK DONE IN CONJUNCTION WITH
 NEW BUILDING APPLICATION #420652190. NO CHANGE IN USE, EGRESS OR OCCUPANCY.

Use: R-2 - RESIDENTIAL: APARTMENT HOUSES **Landmark:** NO **Stories:** 33
Site Fill: NOT APPLICABLE
Review is requested under Building Code: 2008

Issued to: DAVID A BRAUSE

**GC SAFETY
 REGISTRATION:** [GC 613398](#)

Business: PURVES STREET DEVELOPMENT

52 VANDERBILT AVENUE NEW YORK NY 10017

Phone: 212-697-5454

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NYC Department of Buildings

Work Permit Data

Premises: 44-26 PURVES STREET QUEENS

Filed At: 44-26 PURVES STREET QUEENS

BIN: [4596128](#) Block: 268 Lot: 1

Job Type: A2 - ALTERATION TYPE 2

Job No: [421078443](#)

Fee: STANDARD

Permit No: 421078443-01-EW-OT

Issued: 02/06/2015

Expires: 11/19/2015

Seq. No.: 01

Filing Date: 02/06/2015 INITIAL

Status: ISSUED

Work:

Proposed Job Start: 02/06/2015

Work Approved: 01/30/2015

ALTERATION TYPE 2 - GEN. CONSTR.

FILING HERewith INSTALLATION OF TEST PILES. ALL WORK DONE IN CONJUNCTION WITH NEW BUILDING APPLICATION #420652190. NO CHANGE IN USE, EGRESS OR OCCUPANCY.

Use: R-2 - RESIDENTIAL: APARTMENT HOUSES

Landmark: NO

Stories: 33

Site Fill: NOT APPLICABLE

Review is requested under Building Code: 2008

Adding more than three stories: No

Removing one or more stories: No

Performing work in 50% or more of the area of the building: No

Demolishing 50% or more of the area of the building: No

Performing a vertical or horizontal enlargement adding more than 25% of the area of the building: No

Mechanical equipment other than handheld devices to be used for demolition or removal of debris to be used: No

Approved work includes concrete: Yes

Concrete work has been completed: No

Requesting concrete exclusion now: No

Work includes 2,000 cubic yards or more of concrete: No

Issued to: DAVID A BRAUSE

GC SAFETY
REGISTRATION: [GC 613398](#)

Business: PURVES STREET DEVELOPMENT

52 VANDERBILT AVENUE NEW YORK NY 10017

Phone: 212-697-5454

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NYC Department of Buildings

Work Permit Data

Premises: 44-26 PURVES STREET QUEENS

Filed At: 44-26 PURVES STREET QUEENS

BIN: [4596128](#) Block: 268 Lot: 1

Job Type: A2 - ALTERATION TYPE 2

[Printable \(PDF\) version of this Permit](#)

DOB NOW: Inspections

Job No:	421466862	Fee:	STANDARD
Permit No:	421466862-01-EQ-OT	Issued:	04/04/2017
Seq. No.:	01	Filing Date:	04/04/2017 INITIAL
Work:		Status:	ISSUED
		Proposed Job Start:	04/04/2017
		Work Approved:	04/04/2017

ALTERATION TYPE 2 - CONSTRUCTION EQUIPMENT - OTHER
 INSTALLATION OF SPYDER CRANE FOR HOISTING WIND MILL PARTS AND MISCELLANEOUS
 MATERIALS TO BUILDING'S ROOF.

Use: R-2 - RESIDENTIAL: APARTMENT HOUSES **Landmark:** NO **Stories:** 33

Site Fill: NOT APPLICABLE

Review is requested under Building Code: 2014

Issued to: THOMAS AURINGER

GENERAL
CONTRACTOR - [GC 601611](#)
REGISTERED:

Business: NEW YORK HOIST LLC

1520 DECATUR STREET RIDGEWOOD NY 11385

Phone: 718-366-1370

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NYC Department of Buildings

Work Permit Data

Premises: 44-26 PURVES STREET QUEENS

Filed At: 44-26 PURVES STREET QUEENS

BIN: [4596128](#) Block: 268 Lot: 1

Job Type: A2 - ALTERATION TYPE 2

[Printable \(PDF\) version of this Permit](#)

DOB NOW: Inspections

Job No:	440160530	Fee:	STANDARD
Permit No:	440160530-01-EW-BL	Issued:	08/30/2016
Seq. No.:	01	Filing Date:	08/30/2016 INITIAL
Work:		Status:	ISSUED
		Proposed Job Start:	08/30/2016
		Work Approved:	07/22/2015

ALTERATION TYPE 2 - BOILER

FILING HEREWITH INSTALLATION OF BOILERS IN CONJUNCTION WITH NEW BUILDING DOB

APP# 420652190. NO CHANGE IN USE, EGRESS OR OCCUPANCY.

Use: R-2 - RESIDENTIAL: APARTMENT HOUSES

Landmark: NO

Stories: 33

Site Fill: NOT APPLICABLE

Review is requested under Building Code: 2008

Issued to: ROBERT DIMICELI

MASTER PLUMBER

Business: RCI PLBG, INC

License No: [MP 002136](#)

545 MIDLAND AVENUE STATEN ISLAND NY 10306

Phone: 718-980-2070

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[CLICK HERE TO SIGN UP FOR BUILDINGS NEWS](#)

NYC Department of Buildings

Work Permit Data

Premises: 44-26 PURVES STREET QUEENS

Filed At: 44-26 PURVES STREET QUEENS

BIN: [4596128](#) Block: 268 Lot: 1

Job Type: A2 - ALTERATION TYPE 2

[Printable \(PDF\) version of this Permit](#)

DOB NOW: Inspections

Job No:	440160530	Fee:	STANDARD
Permit No:	440160530-01-EW-BL	Issued:	08/30/2016
Seq. No.:	01	Filing Date:	08/30/2016 INITIAL
Work:		Status:	ISSUED
		Proposed Job Start:	08/30/2016
		Work Approved:	07/22/2015

ALTERATION TYPE 2 - BOILER

FILING HEREWITH INSTALLATION OF BOILERS IN CONJUNCTION WITH NEW BUILDING DOB

APP# 420652190. NO CHANGE IN USE, EGRESS OR OCCUPANCY.

Use: R-2 - RESIDENTIAL: APARTMENT HOUSES

Landmark: NO

Stories: 33

Site Fill: NOT APPLICABLE

Review is requested under Building Code: 2008

Issued to: ROBERT DIMICELI

MASTER PLUMBER

Business: RCI PLBG, INC

License No: [MP 002136](#)

545 MIDLAND AVENUE STATEN ISLAND NY 10306

Phone: 718-980-2070

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NYC Department of Buildings

Work Permit Data

Premises: 44-26 PURVES STREET QUEENS

Filed At: 44-26 PURVES STREET QUEENS

BIN: [4596128](#) Block: 268 Lot: 1

Job Type: A2 - ALTERATION TYPE 2

[Printable \(PDF\) version of this Permit](#)

DOB NOW: Inspections

Job No:	440160558	Fee:	STANDARD
Permit No:	440160558-01-EW-SD	Issued:	06/01/2016
Seq. No.:	01	Filing Date:	06/01/2016 INITIAL
Work:		Status:	ISSUED
		Work Approved:	07/06/2015

ALTERATION TYPE 2 - STANDPIPE

FILING HERewith INSTALLATION OF COMBINED SPRINKLER/STANDPIPE SYSTEM IN CONJUNCTION WITH NEW BUILDING APPLICATION # 420652190 AS PER PLANS.

NO CHANGE IN USE, EGRESS OR OCCUPANCY.

Limited scope of work: STANDPIPE

Use: R-2 - RESIDENTIAL: APARTMENT HOUSES

Landmark: NO

Stories: 33

Site Fill: NOT APPLICABLE

Review is requested under Building Code: 2008

Issued to: GIRO CHIERCHIO

**FIRE SUPPRESSION
CONTRACTOR B**

Business: RCI FIRE, LLC

License No: [FS 000534](#)

58-38 59TH STREET, 2ND FLOOR STE. 2 MASPETH NY
11378

Phone: 718-894-0509

If you have any questions please review these [Frequently Asked Questions](#), the [Glossary](#), or call the 311 Citizen Service Center by dialing 311 or (212) NEW YORK outside of New York City.


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NYC Department of Buildings

Work Permit Data

Premises: 44-26 PURVES STREET QUEENS

Filed At: 44-26 PURVES STREET QUEENS

BIN: [4596128](#) Block: 268 Lot: 1

Job Type: A2 - ALTERATION TYPE 2

[Printable \(PDF\) version of this Permit](#)

DOB NOW: Inspections

Job No:	440160558	Fee:	STANDARD
Permit No:	440160558-01-EW-SP	Issued:	06/01/2016
Seq. No.:	01	Filing Date:	06/01/2016 INITIAL
Work:		Status:	ISSUED
		Work Approved:	07/06/2015

ALTERATION TYPE 2 - SPRINKLER

FILING HERewith INSTALLATION OF COMBINED SPRINKLER/STANDPIPE SYSTEM IN CONJUNCTION WITH NEW BUILDING APPLICATION # 420652190 AS PER PLANS.

NO CHANGE IN USE, EGRESS OR OCCUPANCY.

Limited scope of work: SPRINKLER

Use: R-2 - RESIDENTIAL: APARTMENT HOUSES

Landmark: NO

Stories: 33

Site Fill: NOT APPLICABLE

Review is requested under Building Code: 2008

Issued to: GIRO CHIERCHIO

**FIRE SUPPRESSION
CONTRACTOR B**

Business: RCI FIRE, LLC

License No: [FS 000534](#)

58-38 59TH STREET, 2ND FLOOR STE. 2 MASPETH NY
11378

Phone: 718-894-0509

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NYC Department of Buildings

Work Permit Data

Premises: 44-26 PURVES STREET QUEENS

Filed At: 44-26 PURVES STREET QUEENS

BIN: [4596128](#) Block: 268 Lot: 1

Job Type: A3 - ALTERATION TYPE 3

[View Permit History](#) | [Printable \(PDF\) version of this Permit](#)

DOB NOW: Inspections

Job No:	440253208	Fee:	STANDARD
Permit No:	440253208-01-EQ-OT	Issued:	09/23/2016
Seq. No.:	02	Filing Date:	09/23/2016 RENEWAL
Work:		Status:	ISSUED
		Proposed Job Start:	10/08/2015
		Work Approved:	10/07/2015

ALTERATION TYPE 3 - CONSTRUCTION EQUIPMENT - OTHER

INSTALLATION OF A DUAL 7000LBS CAPACITY PERSONNEL/MATERIAL HOIST DURING NEW BUILDING CONSTRUCTION, FILED SEPARATELY. DUAL HOIST SHALL COMPLY WITH CHAPTER #33 OF THE NYC BUILDING CODE. NO CHANGE IN USE, OCCUPANCY OR EGRESS UNDER THIS APPLICATION. ELEVATOR APPLICATION SUBMITTED SEPARATELY TO ELEVATOR DIVISION.

Use: R-2 - RESIDENTIAL: APARTMENT HOUSES

Landmark: NO

Stories: 33

Review is requested under Building Code: 2014

**GENERAL
CONTRACTOR - NON-[GC 001982](#)
REGISTERED:**

Issued to: JERIMIAH HARRINGTON

Business: ROCKLEDGE SCAFFOLD CORP
808 NEPPERHAN AVENUE YONKERS NY 10703

Phone: 914-423-0400

Filing Representative: JONATHAN MONTOYA

Business: A1 EXPEDITING SERVICE CORP
959 FULTON ST FARMINGDALE NY 117350000

Phone: 718-366-1820

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NYC Department of Buildings

Work Permit Data

Premises: 44-26 PURVES STREET QUEENS

Filed At: 44-26 PURVES STREET QUEENS

BIN: [4596128](#) Block: 268 Lot: 1

Job Type: A3 - ALTERATION TYPE 3

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DOB NOW: Inspections

Job No:	440255536	Fee:	STANDARD
Permit No:	440255536-01-EQ-OT	Issued:	08/29/2016
Seq. No.:	02	Filing Date:	08/29/2016 RENEWAL
Work:		Proposed Job Start:	09/30/2015
		Work Approved:	09/29/2015

ALTERATION TYPE 3 - CONSTRUCTION EQUIPMENT - OTHER

INSTALLATION OF ROOF PROTECTION AS PER DRAWINGS. ROOF PROTECTION SHALL COMPLY WITH CHAPTER #33 OF THE NYC BUILDING CODE. NO CHANGE IN USE, OCCUPANCY OR EGRESS UNDER THIS APPLICATION.

Use: R-2 - RESIDENTIAL: APARTMENT HOUSES

Landmark: NO

Stories: 33

Review is requested under Building Code: 2014

Issued to: JERIMIAH HARRINGTON

**GENERAL
CONTRACTOR -** [GC 001982](#)
NON-REGISTERED:

Business: ROCKLEDGE SCAFFOLD CORP
808 NEPPERHAN AVENUE YONKERS NY 10703

Phone: 914-423-0400

Filing Representative: BEN/MIC/VYA/SAM
ITA/BOOD/LAN/RAM/JON

Business: A1 EXPEDITING SERVICE CORP
959 FULTON STREET FARMINGDALE NY 117350000

Phone: 718-366-1820

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NYC Department of Buildings

Work Permit Data

Premises: 44-26 PURVES STREET QUEENS

Filed At: 44-26 PURVES STREET QUEENS

BIN: [4596128](#) Block: 268 Lot: 1

Job Type: A3 - ALTERATION TYPE 3

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DOB NOW: Inspections

Job No:	440255545	Fee:	STANDARD
Permit No:	440255545-01-EQ-SH	Issued:	09/28/2016
Seq. No.:	02	Filing Date:	09/28/2016 RENEWAL
Work:		Status:	ISSUED
		Proposed Job Start:	10/02/2015
		Work Approved:	09/30/2015

ALTERATION TYPE 3 - CONSTRUCTION EQUIPMENT - SIDEWALK-SHED
 INSTALLATION OF 190 LINEAR FEET OF HEAVY DUTY SIDEWALK SHED DURING BUILDING
 ALTERATION, FILED SEPARATELY. SIDEWALK SHED SHALL COMPLY WITH CHAPTER #33 OF THE
 NYC BUILDING CODE. NO CHANGE IN USE, OCCUPANCY OR EGRESS UNDER THIS APPLICATION.

Electrical Application Number for Shed Lighting:	A341858		
Use:	R-2 - RESIDENTIAL: APARTMENT HOUSES	Landmark:	NO
Review is requested under Building Code:	2014	Stories:	33

Issued to: JERIMIAH HARRINGTON

**GENERAL
 CONTRACTOR - NON-[GC 001982](#)
 REGISTERED:**

Business: ROCKLEDGE SCAFFOLD CORP
 808 NEPPERHAN AVENUE YONKERS NY 10703

Phone: 914-423-0400

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NYC Department of Buildings

Work Permit Data

Premises: 44-26 PURVES STREET QUEENS

Filed At: 44-26 PURVES STREET QUEENS

BIN: [4596128](#) Block: 268 Lot: 1

Job Type: A3 - ALTERATION TYPE 3

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DOB NOW: Inspections

Job No:	440277497	Fee:	STANDARD
Permit No:	440277497-01-EQ-FN	Issued:	11/21/2016
Seq. No.:	02	Filing Date:	11/21/2016 RENEWAL
Work:		Status:	ISSUED
		Proposed Job Start:	12/23/2015
		Work Approved:	12/21/2015

ALTERATION TYPE 3 - CONSTRUCTION EQUIPMENT - FENCE

INSTALLATION OF A PLYWOOD FENCE AS PER DRAWINGS. PLYWOOD FENCE SHALL COMPLY WITH CHAPTER #33 OF THE NYC BUILDING CODE. NO CHANGE IN USE, OCCUPANCY OR EGRESS UNDER THIS APPLICATION.

Use: R-2 - RESIDENTIAL: APARTMENT HOUSES**Landmark:** NO**Stories:** 33**Review is requested under Building Code:** 2014**Issued to:** JERIMIAH HARRINGTON

GENERAL
CONTRACTOR - NON- [GC 001982](#)
REGISTERED:

Business: ROCKLEDGE SCAFFOLD CORP
 808 NEPPERHAN AVENUE YONKERS NY 10703

Phone: 914-423-0400

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NYC Department of Buildings

Work Permit Data

Premises: 44-26 PURVES STREET QUEENS

Filed At: 44-26 PURVES STREET QUEENS

BIN: [4596128](#) Block: 268 Lot: 1

Job Type: A3 - ALTERATION TYPE 3

DOB NOW: *Inspections*

Job No:	440294851	Fee:	STANDARD
Permit No:	440294851-01-EQ-OT	Issued:	03/24/2016
Seq. No.:	01	Filing Date:	03/24/2016 INITIAL
Work:		Proposed Job Start:	03/24/2016
		Expires:	03/24/2017
		Status:	ISSUED
		Work Approved:	03/22/2016

ALTERATION TYPE 3 - CONSTRUCTION EQUIPMENT - OTHER

INSTALLATION OF PROTECTION PLATFORM AS PER PLANS FILED HEREWITH. THIS WORK IS IN CONJUNCTION WITH NB-420652190.

Use: R-2 - RESIDENTIAL: APARTMENT HOUSES

Landmark: NO

Stories: 33

Review is requested under Building Code: 2014

Issued to: DAVID A BRAUSE

GC SAFETY REGISTRATION: [GC 613398](#)

Business: PURVES STREET DEVELOPMENT

52 VANDERBILT AVENUE NEW YORK NY 10017

Phone: 212-697-5454

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NYC Department of Buildings

Work Permit Data

Premises: 44-26 PURVES STREET QUEENS

Filed At: 44-26 PURVES STREET QUEENS

BIN: [4596128](#) Block: 268 Lot: 1

Job Type: A3 - ALTERATION TYPE 3

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DOB NOW: Inspections

Job No:	440351824	Fee:	STANDARD
Permit No:	440351824-01-EQ-SF	Issued:	10/11/2016
Seq. No.:	01	Filing Date:	10/11/2016 INITIAL
Work:		Status:	ISSUED
		Proposed Job Start:	10/11/2016
		Work Approved:	10/10/2016

ALTERATION TYPE 3 - CONSTRUCTION EQUIPMENT - SCAFFOLD

INSTALLATION OF SCAFFOLD AS PER DRAWINGS. SCAFFOLD SHALL COMPLY WITH CHAPTER #33 OF THE NYC BUILDING CODE. NO CHANGE IN USE, OCCUPANCY OR EGRESS UNDER THIS APPLICATION.

Use: R-2 - RESIDENTIAL: APARTMENT HOUSES

Landmark: NO

Stories: 33

Review is requested under Building Code: 2014

Issued to: JERIMIAH HARRINGTON

**GENERAL
CONTRACTOR - NON- [GC 001982](#)
REGISTERED:**

Business: ROCKLEDGE SCAFFOLD CORP
808 NEPPERHAN AVENUE YONKERS NY 10703

Phone: 914-423-0400

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