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# **PERIODIC REVIEW REPORT #3**

**for**

**44-30 PURVES STREET  
Queens, 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:*

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***LANGAN***

**June 12, 2019  
170282501**

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- Figure 3      Composite Cover System Plan

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- Appendix B    Site Inspection Photographs
- Appendix C    Composite Cover System Inspection Form
- Appendix D    SMD System Inspection Form
- Appendix E    Annual Site-Wide Inspection Form
- Appendix F    Institutional and Engineering Controls Certification Form and NYCDOB Records

## **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 May 13, 2018 through May 13, 2019. 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 10-story residential building to the southeast (Lot 31), Thomson Avenue to the southwest, 44<sup>th</sup> Drive to the west, and a 27-story residential building to the north (Lot 4). A Site Location Map is included as Figure 1.

The site development 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 44<sup>th</sup> Drive, and an open, partially-paved and partially-landscaped courtyard. A ventilated parking garage spans an area of about 11,000 square feet in the lowest level of the building along Thomson Avenue and 44<sup>th</sup> 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:

- Two underground storage tanks (USTs) are shown on the 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 biphenyl (PCB), and metal concentrations that exceeded Restricted-Residential Use SCOs<sup>1</sup>.
- Tetrachloroethene (PCE) and trichloroethene (TCE) were detected in groundwater at concentrations exceeding Class GA SGVs<sup>2</sup>.
- 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 (FER), 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 from the base of the excavation and the perimeter sidewalls, in accordance with NYSDEC DER-10
- Backfilling excavations to development grade with recycled concrete aggregate (RCA) and 3/4-inch virgin crushed stone

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<sup>1</sup> 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).

<sup>2</sup> Class GA SGVs refers to NYSDEC Technical and Operational Guidance Series (TOGS) 1.1.1 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 sub-membrane 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
- 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. Above-slab portions of the SMD system were completed during the balance of building construction. The building is complete and has an NYC-issued certificate of occupancy.

### **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. The ICs and ECs for the certification period meet the remedial objectives for the site.

### **1.6 Compliance**

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**

IC/ECs are required to protect human health and the environment because residual contaminated soil, groundwater, and soil vapor exists beneath the site. The IC/EC 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 use as described in 6 NYCRR Part 375-1.8(g)(2)(iii), Commercial use as described in 6 NYCRR Part 375-1.8(g)(2)(iii) and Industrial use 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**

The annual SMD system inspection was performed on December 19, 2018. The SMD system was observed to be operational and no deficiencies were noted during the inspection.

## **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 December 19, 2018 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 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 December 19, 2018, including a visual assessment for integrity of the site building slabs, pavers and stone in landscaped areas, and the sidewalk pavement 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**

Inspection of the SMD system was conducted on December 19, 2018. The SMD system was inspected to determine whether the system installation and function is satisfactory and consistent with the manufacturer's specifications and the design criteria. Based on the inspections, the SMD system is operational and consistent with the design criteria. The SMD inspection form is included in Appendix D.

##### **3.2.3 Annual Site-wide Inspection**

The annual site-wide inspection was completed on December 19, 2018. This consisted of spot inspections of all ECs and verification of ICs. All IC/EC components inspected were in compliance with the SMP. Deviations or discrepancies were not observed. The completed site-wide inspection form is included as Appendix E.

#### **3.3 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**

The components of the O&M Plan are as follows:

- Continuous operation and maintenance, as necessary, of the SMD system.

### **4.2 SMD O&M Activities**

SMD system inspections were performed following initial startup and testing, which was completed on March 6, 2018. Inspections consisted of documenting the accessible, above-grade components of the SMD system, taking flow readings, testing the system alarm, and documenting the vacuum gauge readings.

#### **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. Based on the inspections, the SMD system is operational and functioning within the design criteria.

### **4.3 O&M Deficiencies**

No deficiencies were identified during the December 19, 2018 site inspection. However, The O&M plan for the SMD system is not present on-site and readily available to the building maintenance staff. The O&M plan was provided to building management to be stored on-site or accessed electronically.

### **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 landscaped areas were inspected for quality and integrity. The site-wide composite cover system was observed to be intact and continues to protect public health and the environment.

#### **5.2.2 SMD System**

The SMD system is operating as designed and is mitigating the potential exposure to soil vapor contaminants.

#### **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**

Annual inspections of the SMD system and site-wide composite cover system will continue to be conducted as specified in the Reporting Plan of the NYSDEC-approved SMP. Forms and other information generated during regular monitoring events and inspections will be submitted at the time of the annual PRR.

## 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, P.E., of Langan, have been authorized and designated by the site owner to sign this certification for the site.

For each IC/EC identified for the site, I certify that to the best my knowledge all of the following statements are true:

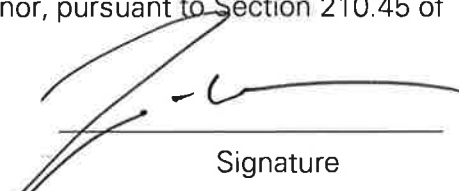
- The inspection of the site to confirm the effectiveness of the IC/ECs required by the remedial program was performed under my direction;
- The IC/ECs employed at this site are unchanged from the date the control was put in place, or last approved by the Department;
- Nothing has occurred that would impair the ability of the control to protect the public health and environment;
- Nothing has occurred that would constitute a violation or failure to comply with any site management plan for this control;
- 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;
- Use of the site is compliant with the environmental easement;
- The engineering control systems are performing as designed and are effective;
- 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 in this report is accurate and complete.

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

089491  
New York State Professional Engineer #



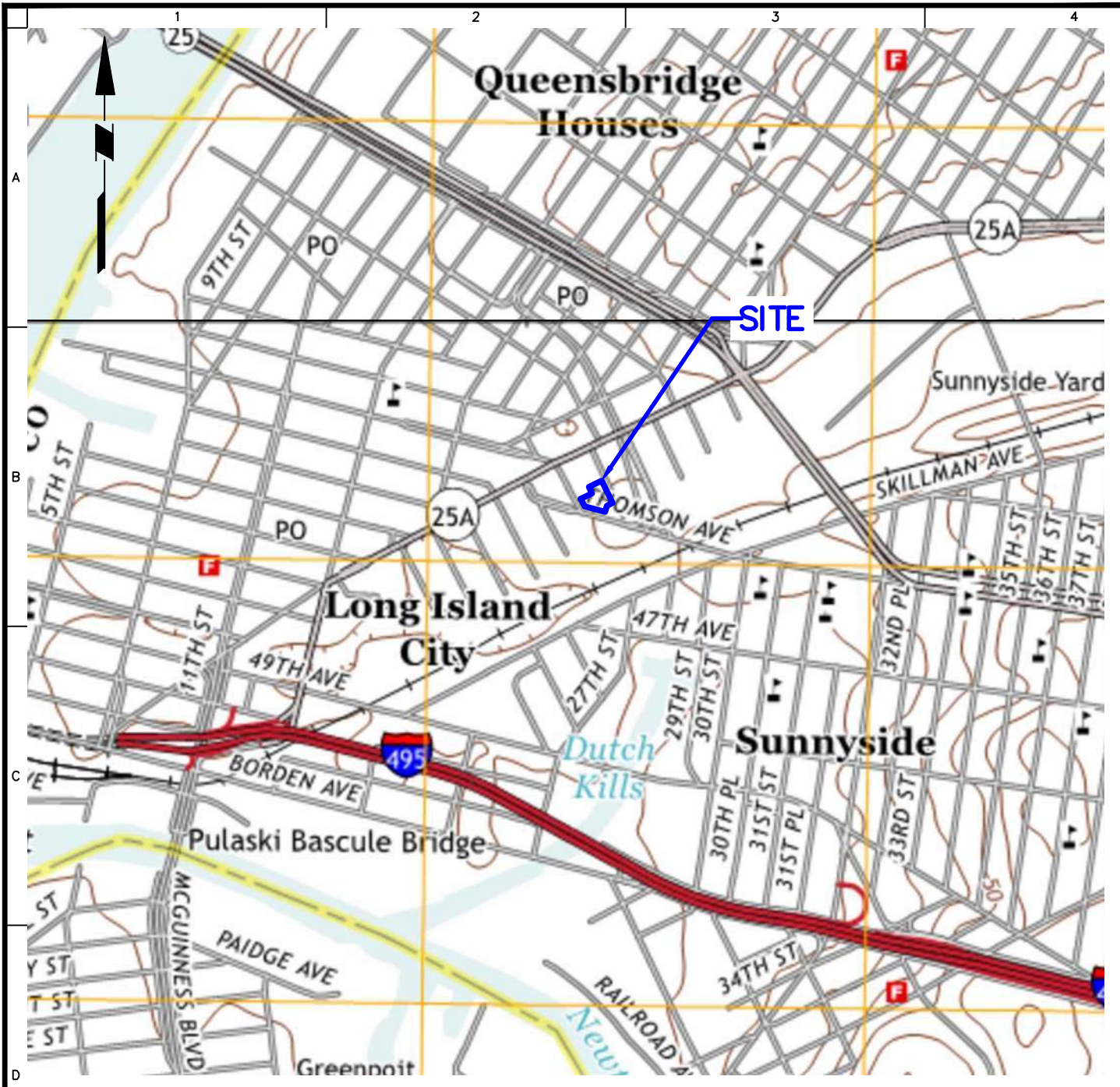
6-12-2019  
Date

  
Signature

It is a violation of Article 145 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 145, 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.

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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

Drawn By  
PM

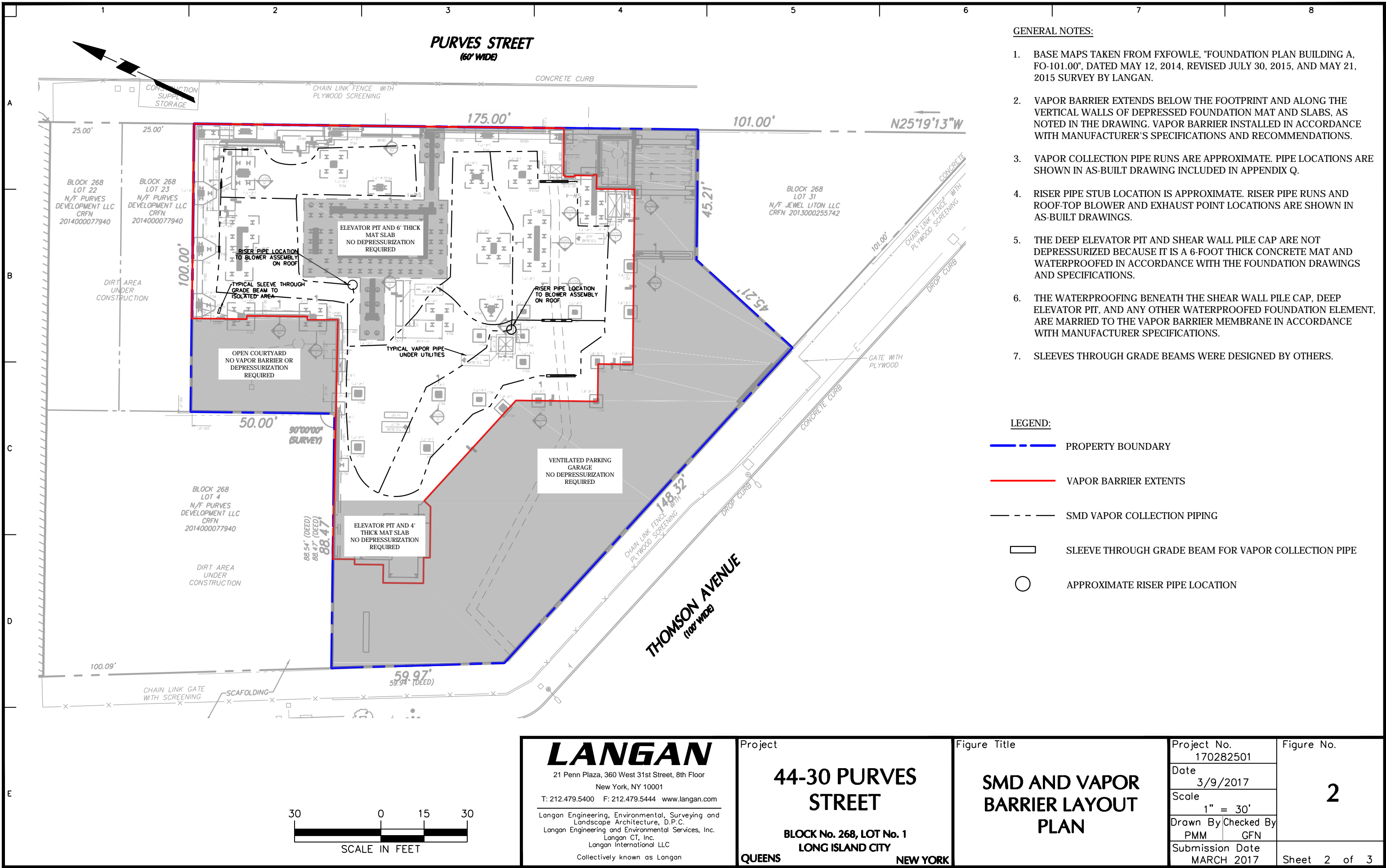
Submission Date  
MARCH 2017

Figure No.

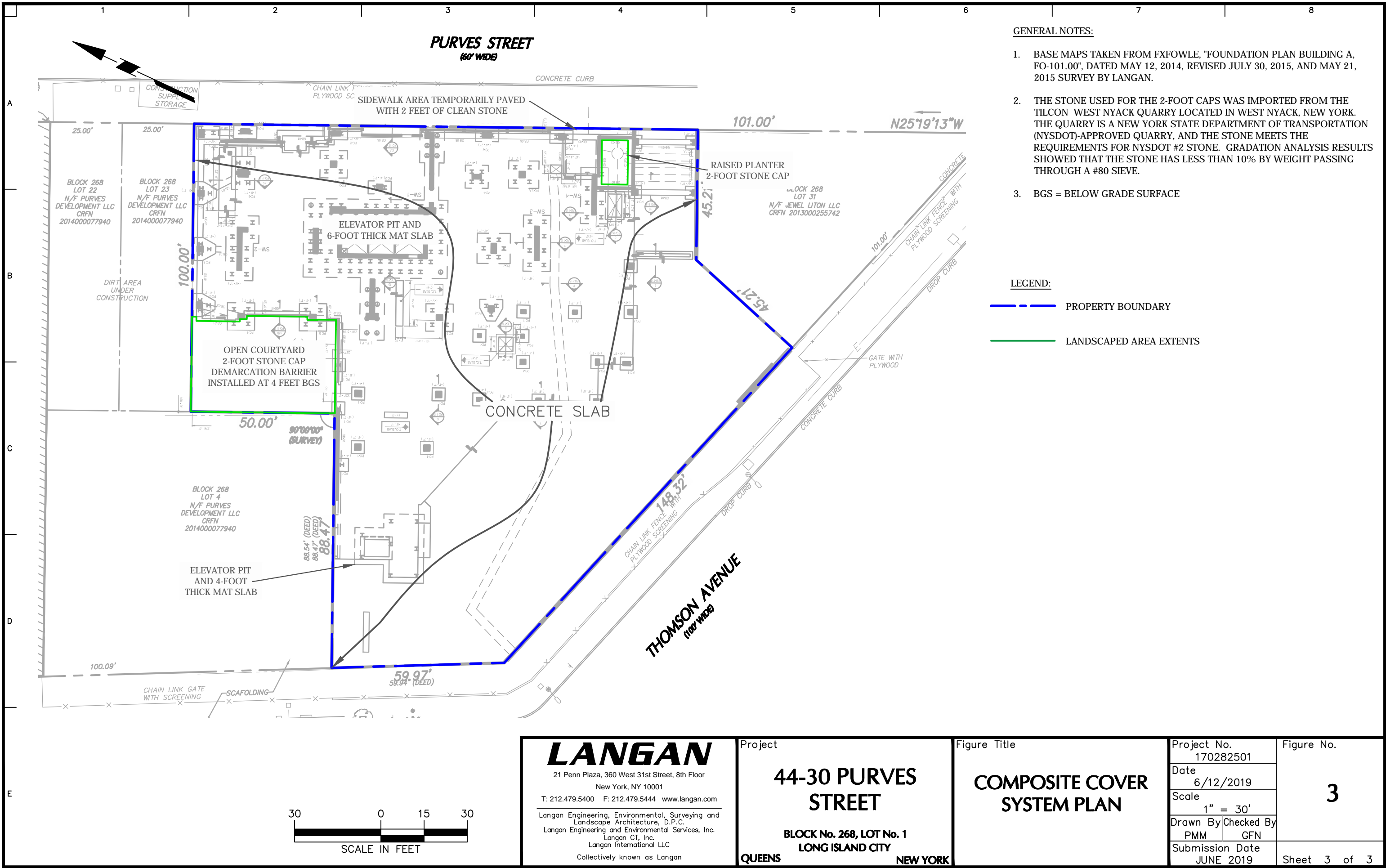
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Sheet 1 of 3

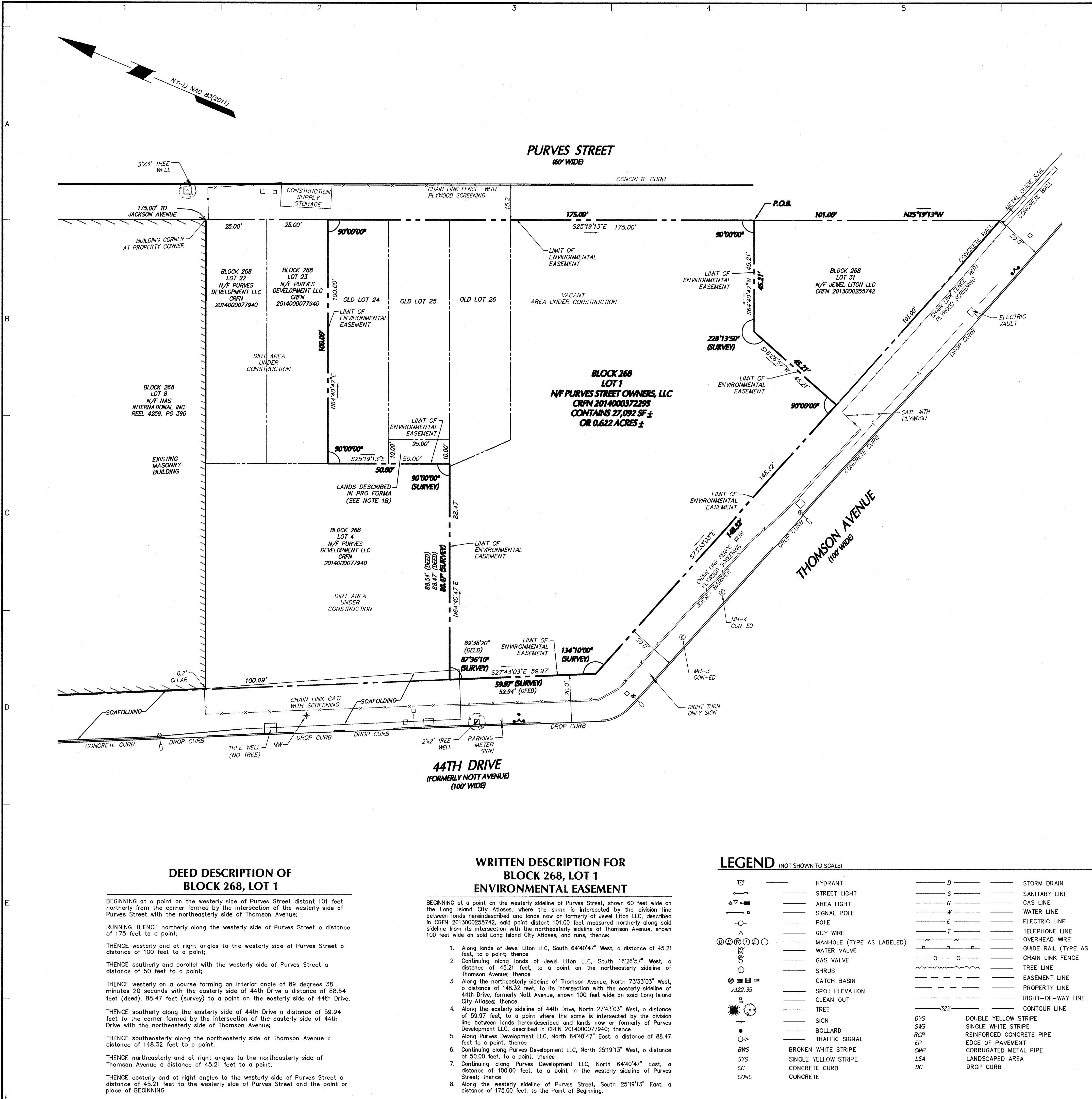








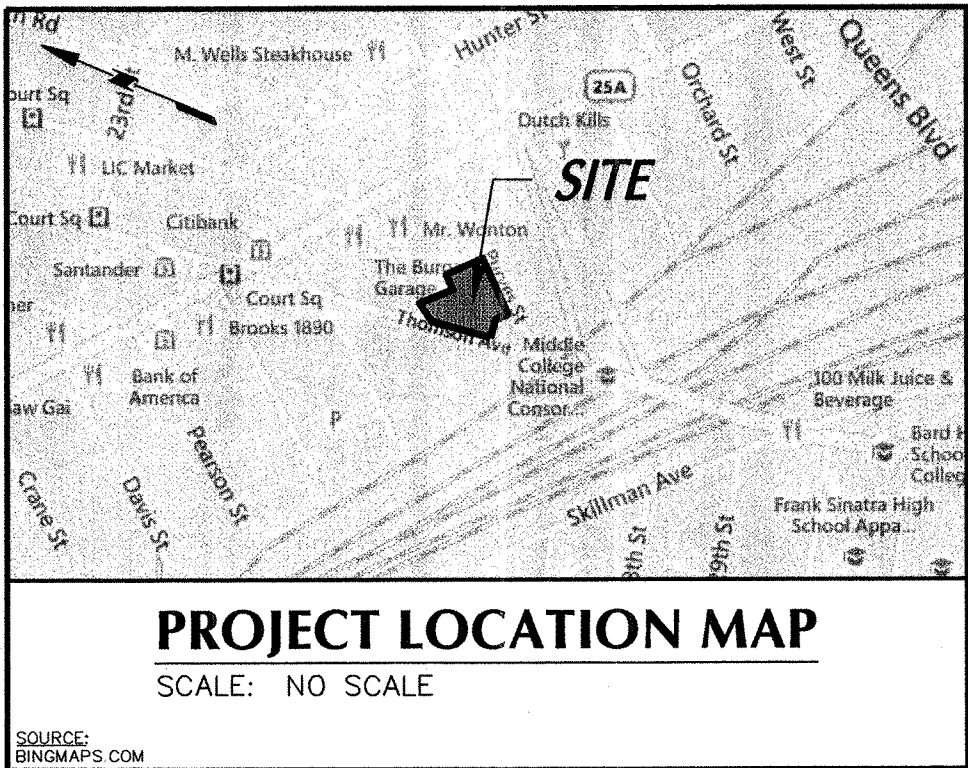
**APPENDIX A**  
**Environmental Easement**





NOTES

- 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

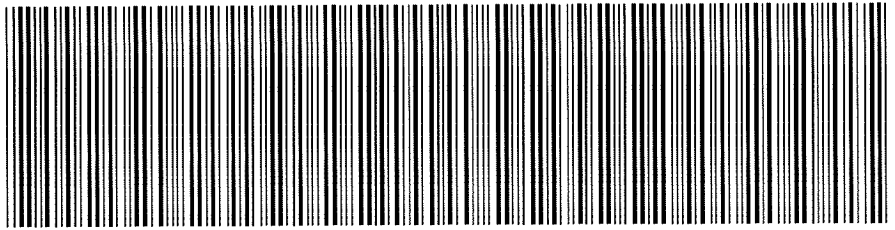
**B. TITLE PRO FORMA:**  
PREPARED BY: OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY  
TITLE NUMBER: 905099  
EFFECTIVE DATE: 10/17/2014
  - MAP ENTITLED "TOPOGRAPHIC & BOUNDARY SURVEY, BLOCK 268, LOT AS SHOWN, SECTION 2, COUNTY OF QUEENS" PREPARED BY APPLE SURVEYING AND DATED 04-11-2014.
  - MAP ENTITLED "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, 25, 26" PREPARED BY FEHRINGER SURVEYING, P.C. AND DATED NOVEMBER 6, 2013.
  - MAP ENTITLED "LONG ISLAND CITY ATLAS MAPS, SHEET 14"
  - 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.
  - MAP ENTITLED "TITLE SURVEY, TITLE NO. QUE 235739, BLOCK 268, LOT 1, 24, 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.
  - 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.
  - 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.
  - THE MERIDIAN OF THIS SURVEY IS REFERENCED TO NYS-LI NAD83 (2011) AS ESTABLISHED USING GPS METHODS.
  - STREET NAMES AND R.O.W. WIDTHS, BLOCK AND LOT NUMBERS AS PER MAPS REFERENCED IN NOTES 1C, 1D & 1E.
  - PLANIMETRIC INFORMATION SHOWN HEREON HAS BEEN OBTAINED FROM LAND SURVEYS BY LANGAN ENGINEERING, ENVIRONMENTAL, SURVEYING AND LANDSCAPE ARCHITECTURE, D.P.C. DURING MAY 2015.
  - AS PER THE "NEW YORK CITY PRELIMINARY FIRM DATA COMMUNITY PANEL NUMBER 36049702026." PANEL NOT PRINTED THE ENTIRE THE SUBJECT PROPERTY LIES WITHIN ZONE X SHADED, AN AREA OF 0.2% ANNUAL CHANCE FLOOD HAZARD.
  - OFFSETS (IF SHOWN) ARE FOR SURVEY REFERENCES ONLY AND ARE NOT TO BE USED IN CONSTRUCTION OF ANY TYPE.
  - WETLANDS, ENVIRONMENTAL AND/OR HAZARDOUS MATERIALS LOCATION, IF ANY, NOT COVERED UNDER THIS CONTRACT.
  - UNLESS SPECIFICALLY NOTED HEREON, STORM AND SANITARY SEWER INFORMATION (INCLUDING PIPE INVERT, PIPE MATERIAL, AND PIPE SIZE) WAS OBSERVED AND MEASURED AT FIELD LOCATED STRUCTURES (MANHOLES/CATCH BASINS, ETC.). CONDITIONS CAN VARY FROM THOSE ENCOUNTERED AT THE TIMES WHEN AND THE LOCATIONS WHERE DATA WAS OBTAINED. DESPITE MEETING THE REQUIRED STANDARD OF CARE THE SURVEYOR CANNOT AND DOES NOT WARRANT THAT PIPE MATERIAL AND/OR PIPE SIZE THROUGHOUT THE PIPE RUN ARE THE SAME AS THOSE OBSERVED AT EACH STRUCTURE, OR THAT THE PIPE RUN IS STRAIGHT BETWEEN THE LOCATED STRUCTURES.
- ADDITIONAL UTILITY (WATER, GAS, ELECTRIC ETC.) DATA MAY BE SHOWN FROM FIELD LOCATED SURFACE MARKINGS (BY OTHERS), EXISTING STRUCTURES, AND/OR FROM EXISTING DRAWINGS.
- UNLESS SPECIFICALLY NOTED HEREON THE SURVEYOR HAS NOT EXCAVATED TO PHYSICALLY LOCATE THE UNDERGROUND UTILITIES. THE SURVEYOR MAKES NO GUARANTEES THAT THE SHOWN UNDERGROUND UTILITIES ARE EITHER IN SERVICE, ABANDONED OR SUITABLE FOR USE, NOR ARE IN THE EXACT LOCATION OR CONFIGURATION INDICATED HEREON.
- PRIOR TO ANY DESIGN OR CONSTRUCTION THE PROPER UTILITY AGENCIES MUST BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS
- UNLESS NOTED BELOW SUPPLEMENTAL DOCUMENTS WERE NOT USED TO COMPILE THE SUBSURFACE UTILITY INFORMATION SHOWN HEREON
- THIS IS TO CERTIFY THAT THERE ARE NO STREAMS NOR NATURAL WATERCOURSES ON THE PROPERTY AS SHOWN ON THIS SURVEY.
  - UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.
  - THIS PLAN NOT VALID UNLESS EMBOSSED OR BLUE INK STAMPED WITH THE SEAL OF THE PROFESSIONAL.
  - THE PROPERTY IS SUBJECT TO A DECLARATION OF COMMON SEWER AND SITE CONNECTION RECORDED IN CRFN 2015000011044.



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

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**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

Borough	Block	Lot	Unit	Address
QUEENS	268	1	Entire Lot	44-30 PURVES STREET
<b>Property Type:</b> 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 31<sup>st</sup> 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.

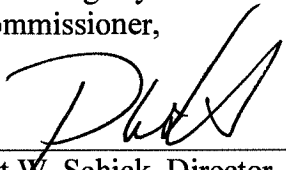
10. Joint Obligation. If there are two or more parties identified as Grantor herein, the obligations imposed by this instrument upon them shall be joint and several.

**Remainder of Page Intentionally Left Blank**



**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 31<sup>st</sup> 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

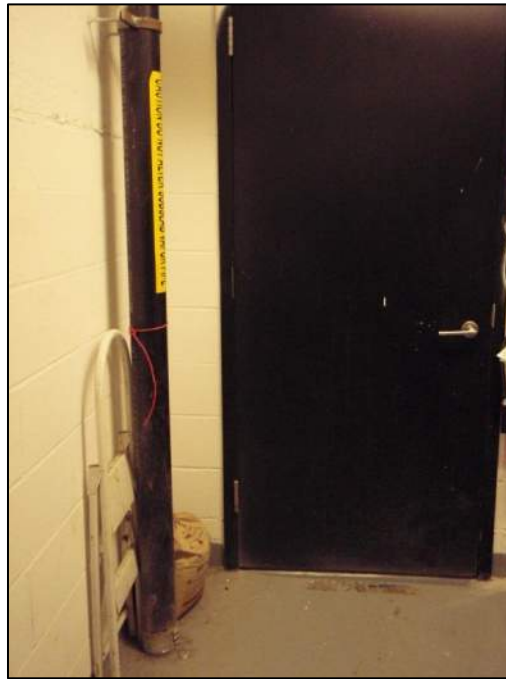
**SCHEDULE "A" PROPERTY DESCRIPTION**

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, 12/19/2018:** View of submembrane depressurization (SMD) system riser pipe penetration through the cellar slab (facing north).



**Photo 2, 12/19/2018:** View of garage ventilation system ducts and SMD system riser piping along the cellar ceiling (facing south).



**Photo 3, 12/19/2018:** View of blower units on roof (facing southwest).



**Photo 4, 12/19/2018:** View of vacuum gauge connected to roof blower (facing east).





**Photo 5, 12/19/2018:** View of filter attached to north SMD blower.



**Photo 6, 12/19/2018:** View of concrete building slab composite cover in ventilated parking garage (facing south).



**Photo 7, 12/19/2018:** View of concrete building slab composite cover in ventilated parking garage (facing east).



**Photo 8, 12/19/2018:** View of composite cover in laundry room (facing southeast).



**Photo 9, 12/19/2018:** View of composite cover in bicycle storage room (facing southwest).



**Photo 10, 12/19/2018:** View of composite cover in resident storage room (facing west).





**Photo 11, 12/19/2018:** View of composite cover and drainage in compactor room (facing southwest).



**Photo 12, 12/19/2018:** View of composite cover in package room (facing northwest).



**Photo 13, 12/19/2018:** View of composite cover in pool storage room (facing northeast).



**Photo 14, 12/19/2018:** View of composite cover in building lobby (facing northeast).



**Photo 15, 12/19/2018:** View of landscaping and composite cover in at-grade courtyard (facing west).



**Photo 16, 12/19/2018:** View of composite cover in maintenance hallway (facing southeast).





**Photo 17, 12/19/2018:** View of SMD system breakers (facing west).



**Photo 18, 12/19/2018:** View of SMD system riser pipe access hatches in maintenance hallway (facing northwest).

**APPENDIX C**  
**Composite Cover System Inspection Form**



# COMPOSITE COVER SYSTEM INSPECTION CHECKLIST

Site Name: 44-30 Purves Street Location: Queens, NY Project Number: 170282501

Inspector Name: Luke McCartney/Reid Balkind Date: 12/19/2018 Weather Conditions: Clear, 30's

Reason for Inspection (i.e., routine, severe condition, etc.): 2018 Annual Inspection

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

		Y	N	N/A	Normal Situation	Remarks
	<b>General</b>					
1	What are the current site conditions?	-	-	-	Y	
	<b>Impermeable Cap</b>					
2	Are there any indications of a breach in the capping system at the time of this inspection?		✓		Y	
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?		✓		Y	
4	If YES to number 3, is there documentation that the Soil Management Plan, HASP, and CAMP for the site was/is being followed?			✓	Y	

**\*\* If the answer to any of the above questions indicate non-compliance with 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 weather condition events.
- All inspection events will use this checklist.

*LANGAN*

**APPENDIX D**  
**SMD System Inspection Form**

SMD SYSTEM INSPECTION CHECKLIST

Site Name: 44-30 Purves Street		Location: Queens, NY		Project Number: 170282501		
Inspector Name: Luke McCartney/ Reid Balkind		Date: 12/19/2018		Weather Conditions: Clear, 30s		
Reason for Inspection (i.e., routine, severe condition, etc.):		Annual Inspection 2018				
		Check one of the following: (Y: Yes N: No N/A: Not Applicable)				
		Y	N	N/A	Normal Situation	Remarks
Records						
1	Is the Operations & Maintenance Plan readily available on-site?		✓			Records not available on-site for review. A copy of the records were provided to building management to keep on-site.
2	Based on site records, when was the last inspection, maintenance, or repair event?			✓	N/A	3/6/2018
3	Based on site records, was the system inoperational for any amount of time since the last inspection, maintenance, or repair event? For how long? Provide details.			✓	Y	
Alarm System						
4	Do the alarm lights indicate that the system is operational?	✓			Y	
General System						
5	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 floor slab, on-site at the time of this inspection?		✓		Y	
6	If YES to number 5, is there documentation that the Soil Management Plan, HASP, and CAMP for the site was/is being followed?			✓	N/A if N to 6/ Y if Y to 6	
7	If YES to number 5, is there documentation that all breaches in the floor slab have been sealed?			✓	N/A if N to 6/ Y if Y to 6	
8	Does all visible SSD piping appear intact and undamaged?	✓			Y	
9	Have any intake points been constructed at the roof near (less than 10 feet) the SMD blower discharge point?		✓		Y	
SSD Blower Unit						
10	Is the SSD blower operational at the time of the inspection?	✓			Y	
11	What is the VelociCalc Meter reading?	✓			Y	South Blower: 124 cfm North Blower: 99 cfm
12	Is the SSD blower expelling air at the discharge point?	✓			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:						
PID Reading at South Blower: 0.0 ppm, Vacuum Gauge at South Blower: 29" H2O						
PID Reading at North Blower: 0.0 ppm, Vacuum Gauge at North Blower: 45-65" H2O						
Water present in North and South Blower filters and the pipes connecting from filters to their respective blowers. No action required.						

- 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: <u>44-30 Purves Street</u>		Location: <u>Queens, NY</u>		Project Number: <u>170282501</u>		
Inspector Name: <u>Luke McCartney/Reid Balkind</u>		Date: <u>12/19/2018</u>		Weather Conditions: <u>Clear, 30s</u>		
Reason for Inspection (i.e., routine, severe condition, etc.):		<u>Annual Inspection 2018</u>				
Check one of the following: (Y: Yes N: No N/A: Not Applicable)						
		Y	N	N/A	Normal Situation	Remarks
<b>General</b>						
1	What are the current site conditions?	-	-	-	Y	Building is completed with occupants
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	
<b>Environmental Easement</b>						
3	Has site use (restricted residential) remained the same?	✓			Y	
4	Does it appear that all environmental easement restrictions have been followed?	✓			Y	
<b>Impermeable Cap</b>						
5	Are there any indications of a breach in the capping system at the time of this inspection?		✓		Y	Capping system intact at the time of the inspection. No active construction.
6	Are there any cracks in the building slabs?		✓		Y	Minor surficial cracks observed in SW portion of bike room
7	Are there any cracks in the building walls?		✓		Y	
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?		✓		Y	
9	If YES to number 7, is there documentation that the Soil Management Plan, HASP, and CAMP for the site was/is being followed?			✓	Y	
<p><b>**</b></p> <p><b>If the answer to any of the above questions indicate 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.</b></p> <p><b>Additional remarks:</b> _____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p><b>Minimum Inspection Schedule:</b></p> <ul style="list-style-type: none"> <li>• Site-wide inspections will be conducted annually, per certification year, at a minimum.</li> <li>• Additional inspections will also be conducted at times of severe weather condition events.</li> <li>• All inspection events will use this checklist.</li> </ul>						

**APPENDIX F**  
**Institutional and Engineering Controls 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**



<b>Site Details</b>	<b>Box 1</b>
<b>Site No.</b> C241162	
<b>Site Name</b> 44-30 Purves Street	
Site Address: 44-30 Purves Street      Zip Code: 11101	
City/Town: Long Island City	
County: Queens	
Site Acreage: 0.622	
Reporting Period: May 13, 2018 to May 13, 2019	
	<b>YES      NO</b>
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"/>
<b>If you answered YES to questions 2 thru 4, include documentation or evidence that documentation has been previously submitted with this certification form.</b>	
5. Is the site currently undergoing development?	<input type="checkbox"/> <input checked="" type="checkbox"/>

	<b>Box 2</b>
	<b>YES      NO</b>
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

6/10/19  
\_\_\_\_\_  
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 Brouse at 44-30 Purves Street, Long Island City  
print name print business address NY

am certifying as Owner (Owner or Remedial Party)

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

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

6/10/19  
Date

IC/EC CERTIFICATIONS

Box 7

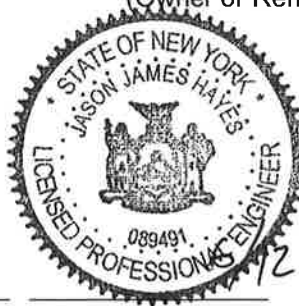
Professional Engineer Signature

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 West 31st Street, New York, NY 10001  
print name print business address

am certifying as a Professional Engineer for the Owner (Purves Street Owners LLC)  
(Owner or Remedial Party)

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



Stamp  
(Required for PE)

6/12/2019  
Date


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

# NYC Department of Buildings

## Property Profile Overview

**44-26 PURVES STREET**

PURVES STREET

44-26 - 44-28

**QUEENS 11101**
**Health Area** : 720

**Census Tract** : 19

**Community Board** : 402

**Buildings on Lot** : **2**
**BIN# 4596128**
**Tax Block** : 268

**Tax Lot** : 1

**Condo** : NO

**Vacant** : NO

[View DCP Addresses...](#)
[Browse Block](#)
[View Zoning Documents](#)
[View Challenge Results](#)
[Pre - BIS PA](#)
[View Certificates of Occupancy](#)

### STOP WORK ORDER EXISTS ON THIS PROPERTY

<b>Cross Street(s):</b>	JACKSON AVENUE, DEAD END
<b>DOB Special Place Name:</b>	
<b>DOB Building Remarks:</b>	44-26 PURVES STREET & 27-27 44 DRIVE = LOT 1 (11/2018)
<b>Landmark Status:</b>	<b>Special Status:</b> N/A
<b>Local Law:</b> YES	<b>Loft Law:</b> NO
<b>SRO Restricted:</b> NO	<b>TA Restricted:</b> NO
<b>UB Restricted:</b> NO	
<b>Environmental Restrictions:</b> N/A	<b>Grandfathered Sign:</b> NO
<b>Legal Adult Use:</b> NO	<b>City Owned:</b> NO
<b>Additional BINs for Building:</b>	NONE

**Special District:** LIC - LONG ISLAND CITY MIXED USE

This property is not located in an area that may be affected by Tidal Wetlands, Freshwater Wetlands, Coastal Erosion Hazard Area, or Special Flood Hazard Area. [Click here for more information](#)

**Department of Finance Building Classification:** D6-ELEVATOR APT

**Please Note:** The Department of Finance's building classification information shows a building's tax status, which may not be the same as the legal use of the structure. To determine the legal use of a structure, research the records of the Department of Buildings.

	Total	Open	<a href="#">Elevator Records</a>
<a href="#">Complaints</a>	40	0	<a href="#">Electrical Applications</a>
<a href="#">Violations-DOB</a>	17	2	<a href="#">Permits In-Process / Issued</a>
<a href="#">Violations-ECB (DOB)</a>	52	1	<a href="#">Illuminated Signs Annual Permits</a>
<a href="#">Jobs/Filings</a>	64		<a href="#">Plumbing Inspections</a>
ARA / LAA Jobs	0		<a href="#">Open Plumbing Jobs / Work Types</a>
Total Jobs	64		<a href="#">Facades</a>
<a href="#">Actions</a>	2		<a href="#">Marquee Annual Permits</a>
OR Enter Action Type: <input type="text"/>			<a href="#">Boiler Records</a>
OR Select from List: <input type="text" value="Select..."/>			<a href="#">DEP Boiler Information</a>
AND <input type="button" value="Show Actions"/>			<a href="#">Crane Information</a>
			<a href="#">After Hours Variance Permits</a>

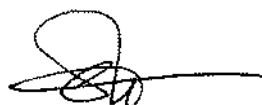
If you have any questions please review these [Frequently Asked Questions](#), the [Glossary](#), or call the 311 Citizen Service Center by dialing 311 or (212) NEW YORK outside of New York City.

# Certificate of Occupancy

**CO Number: 420652190T005**

This certifies that the premises described herein conforms substantially to the approved plans and specifications and to the requirements of all applicable laws, rules and regulations for the uses and occupancies specified. No change of use or occupancy shall be made unless a new Certificate of Occupancy is issued. *This document or a copy shall be available for inspection at the building at all reasonable times.*

<b>A.</b> <b>Borough:</b> Queens <b>Address:</b> 44-26 PURVES STREET <b>Building Identification Number (BIN):</b> 4596128	<b>Block Number:</b> 00268 <b>Lot Number(s):</b> 1  <b>Building Type:</b> New	<b>Certificate Type:</b> Temporary <b>Effective Date:</b> 02/23/2018 <b>Expiration Date:</b> 05/24/2018
<b>This building is subject to this Building Code: 2008 Code</b>		
<i>For zoning lot metes &amp; bounds, please see BISWeb.</i>		
<b>B.</b> <b>Construction classification:</b> 1-B (2014/2008 Code) <b>Building Occupancy Group classification:</b> R-2 (2014/2008 Code) <b>Multiple Dwelling Law Classification:</b> HAEA		
<b>No. of stories:</b> 33 <b>Height in feet:</b> 374 <b>No. of dwelling units:</b> 267		
<b>C. Fire Protection Equipment:</b> Standpipe system, Fire alarm system, Sprinkler system		
<b>D. Type and number of open spaces:</b> None associated with this filing.		
<b>E. This Certificate is issued with the following legal limitations:</b> None		
<b>Outstanding requirements for obtaining Final Certificate of Occupancy:</b>		
There are 27 outstanding requirements. Please refer to BISWeb for further detail.		
<b>Borough Comments:</b> OCCUPANCY LIMITED TO FLOORS 1-13, 31 AND 32, 14 MECHANICAL ROOM, FLOORS 16-30 & ROOF, EXCLUDES 1ST & 2ND FLOORS & TERRACES.		



Borough Commissioner

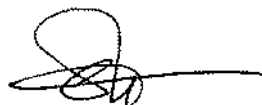


Commissioner

# Certificate of Occupancy

CO Number: 420652190T005

Permissible Use and Occupancy						
All Building Code occupancy group designations below are 2008 designations.						
Floor From To	Maximum persons permitted	Live load lbs per sq. ft.	Building Code occupancy group	Dwelling or Rooming Units	Zoning use group	Description of use
001 001	21	OG	R-2		2	LOBBY, FRONT DESK. (MARKETING 1ST FLOOR)
001 001	37	OG	R-2		2	ACCESSORY USE:SUPER'S OFFICE,LEASING OFFICE,REAR YARD READING AREA. (MARKETING 1ST FLOOR)
001 001	24	OG	R-2		2	INCIDENTAL USES INCLUDE: MECHANICAL ROOMS, METER ROOMS,STORAGE ROOMS, BIKE STORAGE (1231 SF WITH 135 SPACES), PACKAGE ROOM, LAUNDRY,TRASH COMPACTOR ROOM. (MARKETING 1ST FLOOR)
001 001	15	OG	M		6	RETAIL. (MARKETING 1ST FLOOR)
002 002	10	60	R-2		2	INCIDENTAL USES:MECHANICAL ROOMS, TEL, ATS, REFUSE RECYCLING ROOM. (MARKETING 2ND FLOOR)
002 002	42	60	A-3		2	TERRACE. (MARKETING 2ND FLOOR)
002 002	77	60	A-3		2	POOL TERRACE(PPOOL TERRACE COMBINED WITH TERRACE AT 27-27 44TH DRIVE,, 1ST FLOOR FOR 183 PEOPLE TOTAL). (MARKETING 2ND FLOOR)
002 002	22	60	A-3		2	WEST LIBRARY (LOUNGE) (MARKETING 2ND FLOOR)
002 002	23	100	A-3		2	POOL. (MARKETING 2ND FLOOR)
002 002	36	60	R-2		2	ACCESSORY USES: SOUTH LIBRARY, PLAY ROOM, OUTDOOR READING AREA. (MARKETING 2ND FLOOR)
003 003		40	R-2	12	2	TWELVE (12) APARTMENTS (MARKETING 3RD FLOOR)
004 004		40	R-2	12	2	TWELVE (12) APARTMENTS (MARKETING 5TH FLOOR)



Borough Commissioner



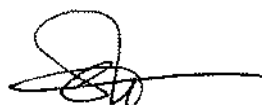
Commissioner

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# Certificate of Occupancy

CO Number: 420652190T005

Permissible Use and Occupancy						
All Building Code occupancy group designations below are 2008 designations.						
Floor From To	Maximum persons permitted	Live load lbs per sq. ft.	Building Code occupancy group	Dwelling or Rooming Units	Zoning use group	Description of use
005 005		40	R-2	12	2	TWELVE (12) APARTMENTS (MARKETING 6TH FLOOR)
006 006		40	R-2	12	2	TWELVE (12) APARTMENTS (MARKETING 7TH FLOOR)
007 007		40	R-2	12	2	TWELVE (12) APARTMENTS (MARKETING 8TH FLOOR)
008 008		40	R-2	12	2	TWELVE (12) APARTMENTS (MARKETING 9TH FLOOR)
009 009		40	R-2	12	2	TWELVE (12) APARTMENTS (MARKETING 10TH FLOOR)
010 010		40	R-2	9	2	NINE (9) APARTMENTS (MARKETING 11TH FLOOR)
011 011		40	R-2	12	2	TWELVE (12) APARTMENTS (MARKETING 12TH FLOOR)
012 012		40	R-2	12	2	TWELVE (12) APARTMENTS (MARKETING 15TH FLOOR)
013 013		40	R-2	12	2	TWELVE (12) APARTMENTS (MARKETING 16TH FLOOR)
014 014 3		40	R-2	11	2	ELEVEN (11) APARTMENTS. (MARKETING 17TH FLOOR) MECHANICAL ROOM
015 015		40	R-2	7	2	SEVEN (7) APARTMENTS. (MARKETING 18TH FLOOR)
016 016		40	R-2	7	2	SEVEN (7) APARTMENTS (MARKETING 19TH FLOOR)
017 017		40	R-2	7	2	SEVEN (7) APARTMENTS (MARKETING 20TH FLOOR)



Borough Commissioner



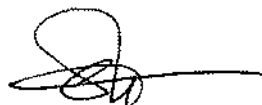
Commissioner

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# Certificate of Occupancy

CO Number: 420652190T005

Permissible Use and Occupancy						
All Building Code occupancy group designations below are 2008 designations.						
Floor From To	Maximum persons permitted	Live load lbs per sq. ft.	Building Code occupancy group	Dwelling or Rooming Units	Zoning use group	Description of use
018 018		40	R-2	7	2	SEVEN (7) APARTMENTS (MARKETING 21ST FLOOR)
019 019		40	R-2	7	2	SEVEN (7) APARTMENTS (MARKETING 22ND FLOOR)
020 020		40	R-2	7	2	SEVEN (7) APARTMENTS (MARKETING 23RD FLOOR)
021 021		40	R-2	7	2	SEVEN (7) APARTMENTS (MARKETING 25TH FLOOR)
022 022		40	R-2	7	2	SEVEN (7) APARTMENTS (MARKETING 26TH FLOOR)
023 023		40	R-2	7	2	SEVEN (7) APARTMENTS (MARKETING 27TH FLOOR)
024 024		40	R-2	7	2	SEVEN (7) APARTMENTS (MARKETING 28TH FLOOR)
025 025		40	R-2	7	2	SEVEN (7) APARTMENTS (MARKETING 29TH FLOOR)
026 026		40	R-2	7	2	SEVEN (7) APARTMENTS (MARKETING 30TH FLOOR)
027 027		40	R-2	7	2	SEVEN (7) APARTMENTS (MARKETING 31ST FLOOR)
028 028		40	R-2	7	2	SEVEN (7) APARTMENTS (MARKETING 32ND FLOOR)
029 029		40	R-2	7	2	SEVEN (7) APARTMENTS (MARKETING 33RD FLOOR)
030 030		40	R-2	7	2	SEVEN (7) APARTMENTS (MARKETING 35TH FLOOR)



Borough Commissioner



Commissioner

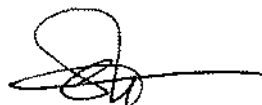
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# Certificate of Occupancy

CO Number: 420652190T005

Permissible Use and Occupancy						
All Building Code occupancy group designations below are 2008 designations.						
Floor From To	Maximum persons permitted	Live load lbs per sq. ft.	Building Code occupancy group	Dwelling or Rooming Units	Zoning use group	Description of use
031 031		40	R-2	7	2	SEVEN (7) APARTMENTS (MARKETING PH1 FLOOR)
032 032		40	R-2	7	2	SEVEN (7) APARTMENTS (MARKETING PH2 FLOOR)
033 033		40	R-2	1	2	ONE (1) APARTMENT (MARKETING PH3 FLOOR)
033 033 39		60	R-2		2	ACCESSORY USE: LIBRARY(LOUNGE), ROOF TERRACE (MARKETING PH3 FLOOR)
033 033 3		60	R-2		2	INCIDENTAL USES INCLUDE: MECHANICAL ROOMS (MARKETING PH3 FLOOR)
RO F	2	100	F-2		2	ELEV. MACH. ROOM MECHANICAL ROOM (UPPER ROOF). (MARKETING ROOF)SMOKE PURGE FAN SERVICE ACCESS SPACE
RO F	2	100	F-2		2	BOILER ROOM (LOWER ROOF) (MARKETING ROOF)
<p>NOTE: THE FOLLOWING TAX LOTS 1, 24, 25 &amp; 26 HAVE BEEN COMBINED INTO ONE ZONING LOT AS PER EXHIBITS I AND III. THESE PREMISES HAVE BEEN DECLARED TO SUBJECT TO THE PROVISIONS OF SECTION 12-10 ZONING RESOLUTION AS TO ZONING LOT OWNERSHIP AS FILED WITH THE CITY REGISTER OFFICE CRFN# 2015000010438 &amp; 2015 000010439. RESTRICTIVE DECLARATION FILED UNDER CRFN # 2015000011044. ALL RELATED FACILITIES AND AMENITIES REQUIRED PURSUANT THE QUALITY HOUSING PROGRAM SHALL NOT BE REMOVED. RECREATION ROOMS FOR TENANTS AS PER ZONING RESOLUTION QUALITY HOUSING SHALL NOT BE RENTED SEPARATELY AND SHALL NOT BE USED FOR LIVING OR SLEEPING PURPOSES. AUTOMOBILE PARKING SPACES PROPOSED WILL BE FULLY ATTENDED BY PAID ATTENDANTS EMPLOYED BY THE OWNERS OR OPERATORS OF SUCH SPACE AND SHALL BE AVAILABLE TO HANDLE THE PARKING TWENTY FOUR HOURS A DAY. POOL TERRACE AT 27-27 44TH DRIVE, NB APPLICATION # 420652225, SHALL BE USED EXCLUSIVELY BY THE OCCUPANTS OF THE RESIDENTIAL DEVELOPMENT. ROOF/POOL TERRACE AT MARKETING SECOND FLOOR IS USED CONJUNCTIVELY BY 44-26 PURVES ST.(420652190) AND 27-27 44TH DRIVE(420652225). OCCUPANT LOADS AS REFLECTED ON THE RESPECTIVE SCHEDULE FOR EACH BUILDING ARE: 44-26 PURVES ST.:POOL 23 OCCUPANTS,POOL TERRACE 77 OCCUPANTS,TERRACE 42 OCCUPANTS. 27-27 44TH DRIVE: POOL TERRACE 106 OCCUPANTS,TERRACE 18 OCCUPANTS.TOTAL COMBINED OCCUPANCY 266 PERSONS FILED UNDER A SINGLE PUBLIC ASSEMBLY APPLICATION UNDER ADDRESS 44-26 PURVES STREET(APP.NO.421572097)</p>						
END OF SECTION						



Borough Commissioner



Commissioner

END OF DOCUMENT

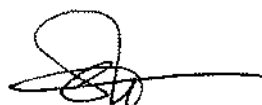
420652190/005 2/23/2018 9:01:16 AM

# Certificate of Occupancy

**CO Number: 420652190T006**

This certifies that the premises described herein conforms substantially to the approved plans and specifications and to the requirements of all applicable laws, rules and regulations for the uses and occupancies specified. No change of use or occupancy shall be made unless a new Certificate of Occupancy is issued. *This document or a copy shall be available for inspection at the building at all reasonable times.*

<b>A.</b> <b>Borough:</b> Queens <b>Address:</b> 44-26 PURVES STREET <b>Building Identification Number (BIN):</b> 4596128	<b>Block Number:</b> 00268 <b>Lot Number(s):</b> 1  <b>Building Type:</b> New	<b>Certificate Type:</b> Temporary <b>Effective Date:</b> 03/16/2018 <b>Expiration Date:</b> 06/14/2018
<b>This building is subject to this Building Code: 2008 Code</b>		
<i>For zoning lot metes &amp; bounds, please see BISWeb.</i>		
<b>B.</b> <b>Construction classification:</b> 1-B (2014/2008 Code) <b>Building Occupancy Group classification:</b> R-2 (2014/2008 Code) <b>Multiple Dwelling Law Classification:</b> HAEA		
<b>No. of stories:</b> 33 <b>Height in feet:</b> 374 <b>No. of dwelling units:</b> 267		
<b>C. Fire Protection Equipment:</b> Standpipe system, Fire alarm system, Sprinkler system		
<b>D. Type and number of open spaces:</b> None associated with this filing.		
<b>E. This Certificate is issued with the following legal limitations:</b> None		
<b>Outstanding requirements for obtaining Final Certificate of Occupancy:</b>		
There are 26 outstanding requirements. Please refer to BISWeb for further detail.		
<b>Borough Comments:</b> OCCUPANCY LIMITED TO FLOORS 1-15, 16-30, 31-33 AND ROOF. EXCLUDES 1ST, 2ND FLOOR, TERRACES, PA SPACES NOT TO BE OCCUPIED BY MORE THAN 74 PEOPLE UNTIL PA.		



Borough Commissioner

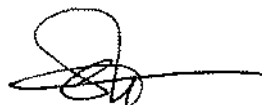


Commissioner

# Certificate of Occupancy

CO Number: 420652190T006

Permissible Use and Occupancy						
All Building Code occupancy group designations below are 2008 designations.						
Floor From To	Maximum persons permitted	Live load lbs per sq. ft.	Building Code occupancy group	Dwelling or Rooming Units	Zoning use group	Description of use
001 001	21	OG	R-2		2	LOBBY, FRONT DESK. (MARKETING 1ST FLOOR)
001 001	37	OG	R-2		2	ACCESSORY USE:SUPER'S OFFICE,LEASING OFFICE,REAR YARD READING AREA. (MARKETING 1ST FLOOR)
001 001	24	OG	R-2		2	INCIDENTAL USES INCLUDE: MECHANICAL ROOMS, METER ROOMS,STORAGE ROOMS, BIKE STORAGE (1231 SF WITH 135 SPACES), PACKAGE ROOM, LAUNDRY,TRASH COMPACTOR ROOM. (MARKETING 1ST FLOOR)
001 001	15	OG	M		6	RETAIL. (MARKETING 1ST FLOOR)
002 002	10	60	R-2		2	INCIDENTAL USES:MECHANICAL ROOMS, TEL, ATS, REFUSE RECYCLING ROOM. (MARKETING 2ND FLOOR)
002 002	42	60	A-3		2	TERRACE. (MARKETING 2ND FLOOR)
002 002	77	60	A-3		2	POOL TERRACE(PPOOL TERRACE COMBINED WITH TERRACE AT 27-27 44TH DRIVE,, 1ST FLOOR FOR 183 PEOPLE TOTAL). (MARKETING 2ND FLOOR)
002 002	22	60	A-3		2	WEST LIBRARY (LOUNGE) (MARKETING 2ND FLOOR)
002 002	23	100	A-3		2	POOL. (MARKETING 2ND FLOOR)
002 002	36	60	R-2		2	ACCESSORY USES: SOUTH LIBRARY, PLAY ROOM, OUTDOOR READING AREA. (MARKETING 2ND FLOOR)
003 003		40	R-2	12	2	TWELVE (12) APARTMENTS (MARKETING 3RD FLOOR)
004 004		40	R-2	12	2	TWELVE (12) APARTMENTS (MARKETING 5TH FLOOR)



Borough Commissioner



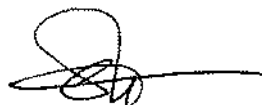
Commissioner

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# Certificate of Occupancy

CO Number: 420652190T006

Permissible Use and Occupancy						
All Building Code occupancy group designations below are 2008 designations.						
Floor From To	Maximum persons permitted	Live load lbs per sq. ft.	Building Code occupancy group	Dwelling or Rooming Units	Zoning use group	Description of use
005 005		40	R-2	12	2	TWELVE (12) APARTMENTS (MARKETING 6TH FLOOR)
006 006		40	R-2	12	2	TWELVE (12) APARTMENTS (MARKETING 7TH FLOOR)
007 007		40	R-2	12	2	TWELVE (12) APARTMENTS (MARKETING 8TH FLOOR)
008 008		40	R-2	12	2	TWELVE (12) APARTMENTS (MARKETING 9TH FLOOR)
009 009		40	R-2	12	2	TWELVE (12) APARTMENTS (MARKETING 10TH FLOOR)
010 010		40	R-2	9	2	NINE (9) APARTMENTS (MARKETING 11TH FLOOR)
011 011		40	R-2	12	2	TWELVE (12) APARTMENTS (MARKETING 12TH FLOOR)
012 012		40	R-2	12	2	TWELVE (12) APARTMENTS (MARKETING 15TH FLOOR)
013 013		40	R-2	12	2	TWELVE (12) APARTMENTS (MARKETING 16TH FLOOR)
014 014 3		40	R-2	11	2	ELEVEN (11) APARTMENTS. (MARKETING 17TH FLOOR) MECHANICAL ROOM
015 015		40	R-2	7	2	SEVEN (7) APARTMENTS. (MARKETING 18TH FLOOR)
016 016		40	R-2	7	2	SEVEN (7) APARTMENTS (MARKETING 19TH FLOOR)
017 017		40	R-2	7	2	SEVEN (7) APARTMENTS (MARKETING 20TH FLOOR)



Borough Commissioner



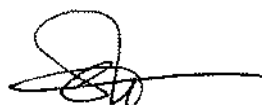
Commissioner

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# Certificate of Occupancy

CO Number: 420652190T006

Permissible Use and Occupancy						
All Building Code occupancy group designations below are 2008 designations.						
Floor From To	Maximum persons permitted	Live load lbs per sq. ft.	Building Code occupancy group	Dwelling or Rooming Units	Zoning use group	Description of use
018 018		40	R-2	7	2	SEVEN (7) APARTMENTS (MARKETING 21ST FLOOR)
019 019		40	R-2	7	2	SEVEN (7) APARTMENTS (MARKETING 22ND FLOOR)
020 020		40	R-2	7	2	SEVEN (7) APARTMENTS (MARKETING 23RD FLOOR)
021 021		40	R-2	7	2	SEVEN (7) APARTMENTS (MARKETING 25TH FLOOR)
022 022		40	R-2	7	2	SEVEN (7) APARTMENTS (MARKETING 26TH FLOOR)
023 023		40	R-2	7	2	SEVEN (7) APARTMENTS (MARKETING 27TH FLOOR)
024 024		40	R-2	7	2	SEVEN (7) APARTMENTS (MARKETING 28TH FLOOR)
025 025		40	R-2	7	2	SEVEN (7) APARTMENTS (MARKETING 29TH FLOOR)
026 026		40	R-2	7	2	SEVEN (7) APARTMENTS (MARKETING 30TH FLOOR)
027 027		40	R-2	7	2	SEVEN (7) APARTMENTS (MARKETING 31ST FLOOR)
028 028		40	R-2	7	2	SEVEN (7) APARTMENTS (MARKETING 32ND FLOOR)
029 029		40	R-2	7	2	SEVEN (7) APARTMENTS (MARKETING 33RD FLOOR)
030 030		40	R-2	7	2	SEVEN (7) APARTMENTS (MARKETING 35TH FLOOR)



Borough Commissioner



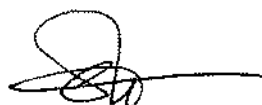
Commissioner

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# Certificate of Occupancy

CO Number: 420652190T006

Permissible Use and Occupancy						
All Building Code occupancy group designations below are 2008 designations.						
Floor From To	Maximum persons permitted	Live load lbs per sq. ft.	Building Code occupancy group	Dwelling or Rooming Units	Zoning use group	Description of use
031 031		40	R-2	7	2	SEVEN (7) APARTMENTS (MARKETING PH1 FLOOR)
032 032		40	R-2	7	2	SEVEN (7) APARTMENTS (MARKETING PH2 FLOOR)
033 033		40	R-2	1	2	ONE (1) APARTMENT (MARKETING PH3 FLOOR)
033 033 39		60	R-2		2	ACCESSORY USE: LIBRARY(LOUNGE), ROOF TERRACE (MARKETING PH3 FLOOR)
033 033 3		60	R-2		2	INCIDENTAL USES INCLUDE: MECHANICAL ROOMS (MARKETING PH3 FLOOR)
RO F	2	100	F-2		2	ELEV. MACH. ROOM MECHANICAL ROOM (UPPER ROOF). (MARKETING ROOF)SMOKE PURGE FAN SERVICE ACCESS SPACE
RO F	2	100	F-2		2	BOILER ROOM (LOWER ROOF) (MARKETING ROOF)
<p>NOTE: THE FOLLOWING TAX LOTS 1, 24, 25 &amp; 26 HAVE BEEN COMBINED INTO ONE ZONING LOT AS PER EXHIBITS I AND III. THESE PREMISES HAVE BEEN DECLARED TO SUBJECT TO THE PROVISIONS OF SECTION 12-10 ZONING RESOLUTION AS TO ZONING LOT OWNERSHIP AS FILED WITH THE CITY REGISTER OFFICE CRFN# 2015000010438 &amp; 2015 000010439. RESTRICTIVE DECLARATION FILED UNDER CRFN # 2015000011044. ALL RELATED FACILITIES AND AMENITIES REQUIRED PURSUANT THE QUALITY HOUSING PROGRAM SHALL NOT BE REMOVED. RECREATION ROOMS FOR TENANTS AS PER ZONING RESOLUTION QUALITY HOUSING SHALL NOT BE RENTED SEPARATELY AND SHALL NOT BE USED FOR LIVING OR SLEEPING PURPOSES. AUTOMOBILE PARKING SPACES PROPOSED WILL BE FULLY ATTENDED BY PAID ATTENDANTS EMPLOYED BY THE OWNERS OR OPERATORS OF SUCH SPACE AND SHALL BE AVAILABLE TO HANDLE THE PARKING TWENTY FOUR HOURS A DAY. POOL TERRACE AT 27-27 44TH DRIVE, NB APPLICATION # 420652225, SHALL BE USED EXCLUSIVELY BY THE OCCUPANTS OF THE RESIDENTIAL DEVELOPMENT. ROOF/POOL TERRACE AT MARKETING SECOND FLOOR IS USED CONJUNCTIVELY BY 44-26 PURVES ST.(420652190) AND 27-27 44TH DRIVE(420652225). OCCUPANT LOADS AS REFLECTED ON THE RESPECTIVE SCHEDULE FOR EACH BUILDING ARE: 44-26 PURVES ST.:POOL 23 OCCUPANTS,POOL TERRACE 77 OCCUPANTS,TERRACE 42 OCCUPANTS. 27-27 44TH DRIVE: POOL TERRACE 106 OCCUPANTS,TERRACE 18 OCCUPANTS.TOTAL COMBINED OCCUPANCY 266 PERSONS FILED UNDER A SINGLE PUBLIC ASSEMBLY APPLICATION UNDER ADDRESS 44-26 PURVES STREET(APP.NO.421572097)</p>						
END OF SECTION						



Borough Commissioner



Commissioner

END OF DOCUMENT

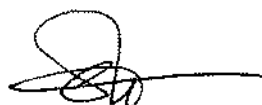
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# Certificate of Occupancy

**CO Number: 420652190T007**

This certifies that the premises described herein conforms substantially to the approved plans and specifications and to the requirements of all applicable laws, rules and regulations for the uses and occupancies specified. No change of use or occupancy shall be made unless a new Certificate of Occupancy is issued. *This document or a copy shall be available for inspection at the building at all reasonable times.*

<b>A.</b> <b>Borough:</b> Queens <b>Address:</b> 44-26 PURVES STREET <b>Building Identification Number (BIN):</b> 4596128	<b>Block Number:</b> 00268 <b>Lot Number(s):</b> 1  <b>Building Type:</b> New	<b>Certificate Type:</b> Temporary <b>Effective Date:</b> 06/04/2018 <b>Expiration Date:</b> 09/02/2018
<b>This building is subject to this Building Code: 2008 Code</b>		
<i>For zoning lot metes &amp; bounds, please see BISWeb.</i>		
<b>B.</b> <b>Construction classification:</b> 1-B (2014/2008 Code) <b>Building Occupancy Group classification:</b> R-2 (2014/2008 Code) <b>Multiple Dwelling Law Classification:</b> HAEA		
<b>No. of stories:</b> 33 <b>Height in feet:</b> 374 <b>No. of dwelling units:</b> 267		
<b>C. Fire Protection Equipment:</b> Standpipe system, Fire alarm system, Sprinkler system		
<b>D. Type and number of open spaces:</b> None associated with this filing.		
<b>E. This Certificate is issued with the following legal limitations:</b> None		
<b>Outstanding requirements for obtaining Final Certificate of Occupancy:</b>		
There are 26 outstanding requirements. Please refer to BISWeb for further detail.		
<b>Borough Comments:</b> None		



Borough Commissioner



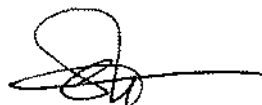
Commissioner



# Certificate of Occupancy

CO Number: 420652190T007

Permissible Use and Occupancy						
All Building Code occupancy group designations below are 2008 designations.						
Floor From To	Maximum persons permitted	Live load lbs per sq. ft.	Building Code occupancy group	Dwelling or Rooming Units	Zoning use group	Description of use
001 001	21	OG	R-2		2	LOBBY, FRONT DESK. (MARKETING 1ST FLOOR)
001 001	37	OG	R-2		2	ACCESSORY USE:SUPER'S OFFICE,LEASING OFFICE,REAR YARD READING AREA. (MARKETING 1ST FLOOR)
001 001	24	OG	R-2		2	INCIDENTAL USES INCLUDE: MECHANICAL ROOMS, METER ROOMS,STORAGE ROOMS, BIKE STORAGE (1231 SF WITH 135 SPACES), PACKAGE ROOM, LAUNDRY,TRASH COMPACTOR ROOM. (MARKETING 1ST FLOOR)
001 001	15	OG	M		6	RETAIL. (MARKETING 1ST FLOOR)
002 002	10	60	R-2		2	INCIDENTAL USES:MECHANICAL ROOMS, TEL, ATS, REFUSE RECYCLING ROOM. (MARKETING 2ND FLOOR)
002 002	42	60	A-3		2	TERRACE. (MARKETING 2ND FLOOR)
002 002	77	60	A-3		2	POOL TERRACE(PPOOL TERRACE COMBINED WITH TERRACE AT 27-27 44TH DRIVE,, 1ST FLOOR FOR 183 PEOPLE TOTAL). (MARKETING 2ND FLOOR)
002 002	22	60	A-3		2	WEST LIBRARY (LOUNGE) (MARKETING 2ND FLOOR)
002 002	23	100	A-3		2	POOL. (MARKETING 2ND FLOOR)
002 002	36	60	R-2		2	ACCESSORY USES: SOUTH LIBRARY, PLAY ROOM, OUTDOOR READING AREA. (MARKETING 2ND FLOOR)
003 003		40	R-2	12	2	TWELVE (12) APARTMENTS (MARKETING 3RD FLOOR)
004 004		40	R-2	12	2	TWELVE (12) APARTMENTS (MARKETING 5TH FLOOR)



Borough Commissioner



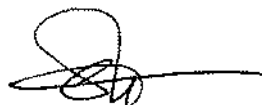
Commissioner

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# Certificate of Occupancy

CO Number: 420652190T007

Permissible Use and Occupancy						
All Building Code occupancy group designations below are 2008 designations.						
Floor From To	Maximum persons permitted	Live load lbs per sq. ft.	Building Code occupancy group	Dwelling or Rooming Units	Zoning use group	Description of use
005 005		40	R-2	12	2	TWELVE (12) APARTMENTS (MARKETING 6TH FLOOR)
006 006		40	R-2	12	2	TWELVE (12) APARTMENTS (MARKETING 7TH FLOOR)
007 007		40	R-2	12	2	TWELVE (12) APARTMENTS (MARKETING 8TH FLOOR)
008 008		40	R-2	12	2	TWELVE (12) APARTMENTS (MARKETING 9TH FLOOR)
009 009		40	R-2	12	2	TWELVE (12) APARTMENTS (MARKETING 10TH FLOOR)
010 010		40	R-2	9	2	NINE (9) APARTMENTS (MARKETING 11TH FLOOR)
011 011		40	R-2	12	2	TWELVE (12) APARTMENTS (MARKETING 12TH FLOOR)
012 012		40	R-2	12	2	TWELVE (12) APARTMENTS (MARKETING 15TH FLOOR)
013 013		40	R-2	12	2	TWELVE (12) APARTMENTS (MARKETING 16TH FLOOR)
014 014 3		40	R-2	11	2	ELEVEN (11) APARTMENTS. (MARKETING 17TH FLOOR) MECHANICAL ROOM
015 015		40	R-2	7	2	SEVEN (7) APARTMENTS. (MARKETING 18TH FLOOR)
016 016		40	R-2	7	2	SEVEN (7) APARTMENTS (MARKETING 19TH FLOOR)
017 017		40	R-2	7	2	SEVEN (7) APARTMENTS (MARKETING 20TH FLOOR)



Borough Commissioner



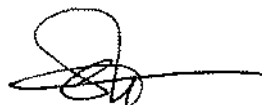
Commissioner

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# Certificate of Occupancy

CO Number: 420652190T007

Permissible Use and Occupancy						
All Building Code occupancy group designations below are 2008 designations.						
Floor From To	Maximum persons permitted	Live load lbs per sq. ft.	Building Code occupancy group	Dwelling or Rooming Units	Zoning use group	Description of use
018 018		40	R-2	7	2	SEVEN (7) APARTMENTS (MARKETING 21ST FLOOR)
019 019		40	R-2	7	2	SEVEN (7) APARTMENTS (MARKETING 22ND FLOOR)
020 020		40	R-2	7	2	SEVEN (7) APARTMENTS (MARKETING 23RD FLOOR)
021 021		40	R-2	7	2	SEVEN (7) APARTMENTS (MARKETING 25TH FLOOR)
022 022		40	R-2	7	2	SEVEN (7) APARTMENTS (MARKETING 26TH FLOOR)
023 023		40	R-2	7	2	SEVEN (7) APARTMENTS (MARKETING 27TH FLOOR)
024 024		40	R-2	7	2	SEVEN (7) APARTMENTS (MARKETING 28TH FLOOR)
025 025		40	R-2	7	2	SEVEN (7) APARTMENTS (MARKETING 29TH FLOOR)
026 026		40	R-2	7	2	SEVEN (7) APARTMENTS (MARKETING 30TH FLOOR)
027 027		40	R-2	7	2	SEVEN (7) APARTMENTS (MARKETING 31ST FLOOR)
028 028		40	R-2	7	2	SEVEN (7) APARTMENTS (MARKETING 32ND FLOOR)
029 029		40	R-2	7	2	SEVEN (7) APARTMENTS (MARKETING 33RD FLOOR)
030 030		40	R-2	7	2	SEVEN (7) APARTMENTS (MARKETING 35TH FLOOR)



Borough Commissioner



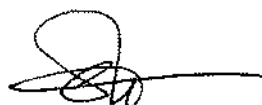
Commissioner

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# Certificate of Occupancy

CO Number: 420652190T007

Permissible Use and Occupancy						
All Building Code occupancy group designations below are 2008 designations.						
Floor From To	Maximum persons permitted	Live load lbs per sq. ft.	Building Code occupancy group	Dwelling or Rooming Units	Zoning use group	Description of use
031 031		40	R-2	7	2	SEVEN (7) APARTMENTS (MARKETING PH1 FLOOR)
032 032		40	R-2	7	2	SEVEN (7) APARTMENTS (MARKETING PH2 FLOOR)
033 033		40	R-2	1	2	ONE (1) APARTMENT (MARKETING PH3 FLOOR)
033 033 39		60	R-2		2	ACCESSORY USE: LIBRARY(LOUNGE), ROOF TERRACE (MARKETING PH3 FLOOR)
033 033 3		60	R-2		2	INCIDENTAL USES INCLUDE: MECHANICAL ROOMS (MARKETING PH3 FLOOR)
RO F	2	100	F-2		2	ELEV. MACH. ROOM MECHANICAL ROOM (UPPER ROOF). (MARKETING ROOF)SMOKE PURGE FAN SERVICE ACCESS SPACE
RO F	2	100	F-2		2	BOILER ROOM (LOWER ROOF) (MARKETING ROOF)
<p>NOTE: THE FOLLOWING TAX LOTS 1, 24, 25 &amp; 26 HAVE BEEN COMBINED INTO ONE ZONING LOT AS PER EXHIBITS I AND III. THESE PREMISES HAVE BEEN DECLARED TO SUBJECT TO THE PROVISIONS OF SECTION 12-10 ZONING RESOLUTION AS TO ZONING LOT OWNERSHIP AS FILED WITH THE CITY REGISTER OFFICE CRFN# 2015000010438 &amp; 2015 000010439. RESTRICTIVE DECLARATION FILED UNDER CRFN # 2015000011044. ALL RELATED FACILITIES AND AMENITIES REQUIRED PURSUANT THE QUALITY HOUSING PROGRAM SHALL NOT BE REMOVED. RECREATION ROOMS FOR TENANTS AS PER ZONING RESOLUTION QUALITY HOUSING SHALL NOT BE RENTED SEPARATELY AND SHALL NOT BE USED FOR LIVING OR SLEEPING PURPOSES. AUTOMOBILE PARKING SPACES PROPOSED WILL BE FULLY ATTENDED BY PAID ATTENDANTS EMPLOYED BY THE OWNERS OR OPERATORS OF SUCH SPACE AND SHALL BE AVAILABLE TO HANDLE THE PARKING TWENTY FOUR HOURS A DAY. POOL TERRACE AT 27-27 44TH DRIVE, NB APPLICATION # 420652225, SHALL BE USED EXCLUSIVELY BY THE OCCUPANTS OF THE RESIDENTIAL DEVELOPMENT. ROOF/POOL TERRACE AT MARKETING SECOND FLOOR IS USED CONJUNCTIVELY BY 44-26 PURVES ST.(420652190) AND 27-27 44TH DRIVE(420652225). OCCUPANT LOADS AS REFLECTED ON THE RESPECTIVE SCHEDULE FOR EACH BUILDING ARE: 44-26 PURVES ST.:POOL 23 OCCUPANTS,POOL TERRACE 77 OCCUPANTS,TERRACE 42 OCCUPANTS. 27-27 44TH DRIVE: POOL TERRACE 106 OCCUPANTS,TERRACE 18 OCCUPANTS.TOTAL COMBINED OCCUPANCY 266 PERSONS FILED UNDER A SINGLE PUBLIC ASSEMBLY APPLICATION UNDER ADDRESS 44-26 PURVES STREET(APP.NO.421572097)</p>						
END OF SECTION						



Borough Commissioner



Commissioner

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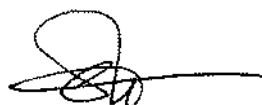
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# Certificate of Occupancy

**CO Number:** 420652190T008

This certifies that the premises described herein conforms substantially to the approved plans and specifications and to the requirements of all applicable laws, rules and regulations for the uses and occupancies specified. No change of use or occupancy shall be made unless a new Certificate of Occupancy is issued. *This document or a copy shall be available for inspection at the building at all reasonable times.*

<b>A.</b> <b>Borough:</b> Queens <b>Address:</b> 44-26 PURVES STREET <b>Building Identification Number (BIN):</b> 4596128	<b>Block Number:</b> 00268 <b>Lot Number(s):</b> 1  <b>Building Type:</b> New	<b>Certificate Type:</b> Temporary <b>Effective Date:</b> 09/06/2018 <b>Expiration Date:</b> 12/05/2018
<b>This building is subject to this Building Code:</b> 2008 Code		
<i>For zoning lot metes &amp; bounds, please see BISWeb.</i>		
<b>B.</b> <b>Construction classification:</b> 1-B (2014/2008 Code) <b>Building Occupancy Group classification:</b> R-2 (2014/2008 Code) <b>Multiple Dwelling Law Classification:</b> HAEA		
<b>No. of stories:</b> 33 <b>Height in feet:</b> 374 <b>No. of dwelling units:</b> 267		
<b>C.</b> <b>Fire Protection Equipment:</b> Standpipe system, Fire alarm system, Sprinkler system		
<b>D.</b> <b>Type and number of open spaces:</b> None associated with this filing.		
<b>E.</b> <b>This Certificate is issued with the following legal limitations:</b> None		
<b>Outstanding requirements for obtaining Final Certificate of Occupancy:</b>		
There are 24 outstanding requirements. Please refer to BISWeb for further detail.		
<b>Borough Comments:</b> None		



Borough Commissioner

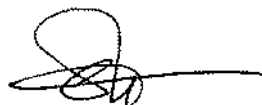


Commissioner

# Certificate of Occupancy

CO Number: 420652190T008

Permissible Use and Occupancy						
All Building Code occupancy group designations below are 2008 designations.						
Floor From To	Maximum persons permitted	Live load lbs per sq. ft.	Building Code occupancy group	Dwelling or Rooming Units	Zoning use group	Description of use
001 001 21		OG	R-2		2	LOBBY, FRONT DESK. (MARKETING 1ST FLOOR)
001 001 37		OG	R-2		2	ACCESSORY USE:SUPER'S OFFICE,LEASING OFFICE,REAR YARD READING AREA. (MARKETING 1ST FLOOR)
001 001 24		OG	R-2		2	INCIDENTAL USES INCLUDE: MECHANICAL ROOMS, METER ROOMS,STORAGE ROOMS, BIKE STORAGE (1231 SF WITH 135 SPACES), PACKAGE ROOM, LAUNDRY,TRASH COMPACTOR ROOM. (MARKETING 1ST FLOOR)
001 001 15		OG	M		6	RETAIL. (MARKETING 1ST FLOOR)
002 002 10		60	R-2		2	INCIDENTAL USES:MECHANICAL ROOMS, TEL, ATS, REFUSE RECYCLING ROOM. (MARKETING 2ND FLOOR)
002 002 42		60	A-3		2	TERRACE. (MARKETING 2ND FLOOR)
002 002 77		60	A-3		2	POOL TERRACE(PPOOL TERRACE COMBINED WITH TERRACE AT 27-27 44TH DRIVE,, 1ST FLOOR FOR 183 PEOPLE TOTAL). (MARKETING 2ND FLOOR)
002 002 22		60	A-3		2	WEST LIBRARY (LOUNGE) (MARKETING 2ND FLOOR)
002 002 23		100	A-3		2	POOL. (MARKETING 2ND FLOOR)
002 002 36		60	R-2		2	ACCESSORY USES: SOUTH LIBRARY, PLAY ROOM, OUTDOOR READING AREA. (MARKETING 2ND FLOOR)
003 003		40	R-2	12	2	TWELVE (12) APARTMENTS (MARKETING 3RD FLOOR)
004 004		40	R-2	12	2	TWELVE (12) APARTMENTS (MARKETING 5TH FLOOR)



Borough Commissioner



Commissioner

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# Certificate of Occupancy

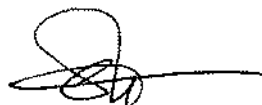
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420652190T008

## Permissible Use and Occupancy

All Building Code occupancy group designations below are 2008 designations.

Floor From To	Maximum persons permitted	Live load lbs per sq. ft.	Building Code occupancy group	Dwelling or Rooming Units	Zoning use group	Description of use
005 005		40	R-2	12	2	TWELVE (12) APARTMENTS (MARKETING 6TH FLOOR)
006 006		40	R-2	12	2	TWELVE (12) APARTMENTS (MARKETING 7TH FLOOR)
007 007		40	R-2	12	2	TWELVE (12) APARTMENTS (MARKETING 8TH FLOOR)
008 008		40	R-2	12	2	TWELVE (12) APARTMENTS (MARKETING 9TH FLOOR)
009 009		40	R-2	12	2	TWELVE (12) APARTMENTS (MARKETING 10TH FLOOR)
010 010		40	R-2	9	2	NINE (9) APARTMENTS (MARKETING 11TH FLOOR)
011 011		40	R-2	12	2	TWELVE (12) APARTMENTS (MARKETING 12TH FLOOR)
012 012		40	R-2	12	2	TWELVE (12) APARTMENTS (MARKETING 15TH FLOOR)
013 013		40	R-2	12	2	TWELVE (12) APARTMENTS (MARKETING 16TH FLOOR)
014 014 3		40	R-2	11	2	ELEVEN (11) APARTMENTS. (MARKETING 17TH FLOOR) MECHANICAL ROOM
015 015		40	R-2	7	2	SEVEN (7) APARTMENTS. (MARKETING 18TH FLOOR)
016 016		40	R-2	7	2	SEVEN (7) APARTMENTS (MARKETING 19TH FLOOR)
017 017		40	R-2	7	2	SEVEN (7) APARTMENTS (MARKETING 20TH FLOOR)



Borough Commissioner



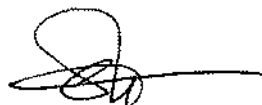
Commissioner

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# Certificate of Occupancy

CO Number: 420652190T008

Permissible Use and Occupancy						
All Building Code occupancy group designations below are 2008 designations.						
Floor From To	Maximum persons permitted	Live load lbs per sq. ft.	Building Code occupancy group	Dwelling or Rooming Units	Zoning use group	Description of use
018 018		40	R-2	7	2	SEVEN (7) APARTMENTS (MARKETING 21ST FLOOR)
019 019		40	R-2	7	2	SEVEN (7) APARTMENTS (MARKETING 22ND FLOOR)
020 020		40	R-2	7	2	SEVEN (7) APARTMENTS (MARKETING 23RD FLOOR)
021 021		40	R-2	7	2	SEVEN (7) APARTMENTS (MARKETING 25TH FLOOR)
022 022		40	R-2	7	2	SEVEN (7) APARTMENTS (MARKETING 26TH FLOOR)
023 023		40	R-2	7	2	SEVEN (7) APARTMENTS (MARKETING 27TH FLOOR)
024 024		40	R-2	7	2	SEVEN (7) APARTMENTS (MARKETING 28TH FLOOR)
025 025		40	R-2	7	2	SEVEN (7) APARTMENTS (MARKETING 29TH FLOOR)
026 026		40	R-2	7	2	SEVEN (7) APARTMENTS (MARKETING 30TH FLOOR)
027 027		40	R-2	7	2	SEVEN (7) APARTMENTS (MARKETING 31ST FLOOR)
028 028		40	R-2	7	2	SEVEN (7) APARTMENTS (MARKETING 32ND FLOOR)
029 029		40	R-2	7	2	SEVEN (7) APARTMENTS (MARKETING 33RD FLOOR)
030 030		40	R-2	7	2	SEVEN (7) APARTMENTS (MARKETING 35TH FLOOR)



Borough Commissioner



Commissioner

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# Certificate of Occupancy

CO Number: 420652190T008

Permissible Use and Occupancy						
All Building Code occupancy group designations below are 2008 designations.						
Floor From To	Maximum persons permitted	Live load lbs per sq. ft.	Building Code occupancy group	Dwelling or Rooming Units	Zoning use group	Description of use
031 031		40	R-2	7	2	SEVEN (7) APARTMENTS (MARKETING PH1 FLOOR)
032 032		40	R-2	7	2	SEVEN (7) APARTMENTS (MARKETING PH2 FLOOR)
033 033		40	R-2	1	2	ONE (1) APARTMENT (MARKETING PH3 FLOOR)
033 033 39		60	R-2		2	ACCESSORY USE: LIBRARY(LOUNGE), ROOF TERRACE (MARKETING PH3 FLOOR)
033 033 3		60	R-2		2	INCIDENTAL USES INCLUDE: MECHANICAL ROOMS (MARKETING PH3 FLOOR)
ROF 2		100	F-2		2	ELEV. MACH. ROOM MECHANICAL ROOM (UPPER ROOF). (MARKETING ROOF)SMOKE PURGE FAN SERVICE ACCESS SPACE
ROF 2		100	F-2		2	BOILER ROOM (LOWER ROOF) (MARKETING ROOF)
<p>NOTE: THE FOLLOWING TAX LOTS 1, 24, 25 &amp; 26 HAVE BEEN COMBINED INTO ONE ZONING LOT AS PER EXHIBITS I AND III. THESE PREMISES HAVE BEEN DECLARED TO SUBJECT TO THE PROVISIONS OF SECTION 12-10 ZONING RESOLUTION AS TO ZONING LOT OWNERSHIP AS FILED WITH THE CITY REGISTER OFFICE CRFN# 2015000010438 &amp; 2015 000010439. RESTRICTIVE DECLARATION FILED UNDER CRFN # 2015000011044. ALL RELATED FACILITIES AND AMENITIES REQUIRED PURSUANT THE QUALITY HOUSING PROGRAM SHALL NOT BE REMOVED. RECREATION ROOMS FOR TENANTS AS PER ZONING RESOLUTION QUALITY HOUSING SHALL NOT BE RENTED SEPARATELY AND SHALL NOT BE USED FOR LIVING OR SLEEPING PURPOSES. AUTOMOBILE PARKING SPACES PROPOSED WILL BE FULLY ATTENDED BY PAID ATTENDANTS EMPLOYED BY THE OWNERS OR OPERATORS OF SUCH SPACE AND SHALL BE AVAILABLE TO HANDLE THE PARKING TWENTY FOUR HOURS A DAY. POOL TERRACE AT 27-27 44TH DRIVE, NB APPLICATION # 420652225, SHALL BE USED EXCLUSIVELY BY THE OCCUPANTS OF THE RESIDENTIAL DEVELOPMENT. ROOF/POOL TERRACE AT MARKETING SECOND FLOOR IS USED CONJUNCTIVELY BY 44-26 PURVES ST.(420652190) AND 27-27 44TH DRIVE(420652225). OCCUPANT LOADS AS REFLECTED ON THE RESPECTIVE SCHEDULE FOR EACH BUILDING ARE: 44-26 PURVES ST.:POOL 23 OCCUPANTS,POOL TERRACE 77 OCCUPANTS,TERRACE 42 OCCUPANTS. 27-27 44TH DRIVE: POOL TERRACE 106 OCCUPANTS,TERRACE 18 OCCUPANTS.TOTAL COMBINED OCCUPANCY 266 PERSONS FILED UNDER A SINGLE PUBLIC ASSEMBLY APPLICATION UNDER ADDRESS 44-26 PURVES STREET(APP.NO.421572097)</p>						
END OF SECTION						



Borough Commissioner



Commissioner

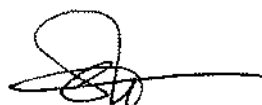
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# Certificate of Occupancy

**CO Number: 420652190T009**

This certifies that the premises described herein conforms substantially to the approved plans and specifications and to the requirements of all applicable laws, rules and regulations for the uses and occupancies specified. No change of use or occupancy shall be made unless a new Certificate of Occupancy is issued. *This document or a copy shall be available for inspection at the building at all reasonable times.*

<b>A.</b> <b>Borough:</b> Queens <b>Address:</b> 44-26 PURVES STREET <b>Building Identification Number (BIN):</b> 4596128	<b>Block Number:</b> 00268 <b>Lot Number(s):</b> 1  <b>Building Type:</b> New	<b>Certificate Type:</b> Temporary <b>Effective Date:</b> 10/26/2018 <b>Expiration Date:</b> 01/24/2019
<b>This building is subject to this Building Code: 2008 Code</b>		
<i>For zoning lot metes &amp; bounds, please see BISWeb.</i>		
<b>B.</b> <b>Construction classification:</b> 1-B (2014/2008 Code) <b>Building Occupancy Group classification:</b> R-2 (2014/2008 Code) <b>Multiple Dwelling Law Classification:</b> HAEA		
<b>No. of stories:</b> 33 <b>Height in feet:</b> 374 <b>No. of dwelling units:</b> 270		
<b>C. Fire Protection Equipment:</b> Standpipe system, Fire alarm system, Sprinkler system		
<b>D. Type and number of open spaces:</b> None associated with this filing.		
<b>E. This Certificate is issued with the following legal limitations:</b> None		
<b>Outstanding requirements for obtaining Final Certificate of Occupancy:</b>		
There are 23 outstanding requirements. Please refer to BISWeb for further detail.		
<b>Borough Comments:</b>		
SUPERSEDES TCO #08		



Borough Commissioner

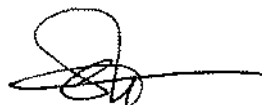


Commissioner

# Certificate of Occupancy

CO Number: 420652190T009

Permissible Use and Occupancy						
All Building Code occupancy group designations below are 2008 designations.						
Floor From To	Maximum persons permitted	Live load lbs per sq. ft.	Building Code occupancy group	Dwelling or Rooming Units	Zoning use group	Description of use
001 001	21	OG	R-2		2	LOBBY, FRONT DESK. (MARKETING 1ST FLOOR)
001 001	37	OG	R-2		2	ACCESSORY USE:SUPER'S OFFICE,LEASING OFFICE,REAR YARD READING AREA. (MARKETING 1ST FLOOR)
001 001	24	OG	R-2		2	INCIDENTAL USES INCLUDE: MECHANICAL ROOMS, METER ROOMS,STORAGE ROOMS, BIKE STORAGE (1231 SF WITH 135 SPACES), PACKAGE ROOM, LAUNDRY,TRASH COMPACTOR ROOM. (MARKETING 1ST FLOOR)
001 001	15	OG	M		6	RETAIL. (MARKETING 1ST FLOOR)
002 002	10	60	R-2		2	INCIDENTAL USES:MECHANICAL ROOMS, TEL, ATS, REFUSE RECYCLING ROOM. (MARKETING 2ND FLOOR)
002 002	42	60	A-3		2	TERRACE. (MARKETING 2ND FLOOR)
002 002	77	60	A-3		2	POOL TERRACE(PPOOL TERRACE COMBINED WITH TERRACE AT 27-27 44TH DRIVE,, 1ST FLOOR FOR 183 PEOPLE TOTAL). (MARKETING 2ND FLOOR)
002 002	22	60	A-3		2	WEST LIBRARY (LOUNGE) (MARKETING 2ND FLOOR)
002 002	23	100	A-3		2	POOL. (MARKETING 2ND FLOOR)
002 002	36	60	R-2		2	ACCESSORY USES: SOUTH LIBRARY, PLAY ROOM, OUTDOOR READING AREA. (MARKETING 2ND FLOOR)
003 003		40	R-2	12	2	TWELVE (12) APARTMENTS (MARKETING 3RD FLOOR)
004 004		40	R-2	12	2	TWELVE (12) APARTMENTS (MARKETING 5TH FLOOR)



Borough Commissioner



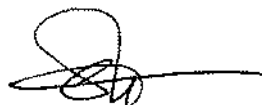
Commissioner

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# Certificate of Occupancy

CO Number: 420652190T009

Permissible Use and Occupancy						
All Building Code occupancy group designations below are 2008 designations.						
Floor From To	Maximum persons permitted	Live load lbs per sq. ft.	Building Code occupancy group	Dwelling or Rooming Units	Zoning use group	Description of use
005 005		40	R-2	12	2	TWELVE (12) APARTMENTS (MARKETING 6TH FLOOR)
006 006		40	R-2	12	2	TWELVE (12) APARTMENTS (MARKETING 7TH FLOOR)
007 007		40	R-2	12	2	TWELVE (12) APARTMENTS (MARKETING 8TH FLOOR)
008 008		40	R-2	12	2	TWELVE (12) APARTMENTS (MARKETING 9TH FLOOR)
009 009		40	R-2	12	2	TWELVE (12) APARTMENTS (MARKETING 10TH FLOOR)
010 010		40	R-2	12	2	TWELVE (12) APARTMENTS (MARKETING 11TH FLOOR)
011 011		40	R-2	12	2	TWELVE (12) APARTMENTS (MARKETING 12TH FLOOR)
012 012		40	R-2	12	2	TWELVE (12) APARTMENTS (MARKETING 15TH FLOOR)
013 013		40	R-2	12	2	TWELVE (12) APARTMENTS (MARKETING 16TH FLOOR)
014 014 3		40	R-2	11	2	ELEVEN (11) APARTMENTS. (MARKETING 17TH FLOOR) MECHANICAL ROOM
015 015		40	R-2	7	2	SEVEN (7) APARTMENTS. (MARKETING 18TH FLOOR)
016 016		40	R-2	7	2	SEVEN (7) APARTMENTS (MARKETING 19TH FLOOR)
017 017		40	R-2	7	2	SEVEN (7) APARTMENTS (MARKETING 20TH FLOOR)



Borough Commissioner



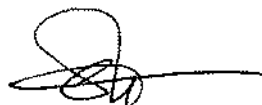
Commissioner

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# Certificate of Occupancy

CO Number: **420652190T009**

Permissible Use and Occupancy						
All Building Code occupancy group designations below are 2008 designations.						
Floor From To	Maximum persons permitted	Live load lbs per sq. ft.	Building Code occupancy group	Dwelling or Rooming Units	Zoning use group	Description of use
018 018		40	R-2	7	2	SEVEN (7) APARTMENTS (MARKETING 21ST FLOOR)
019 019		40	R-2	7	2	SEVEN (7) APARTMENTS (MARKETING 22ND FLOOR)
020 020		40	R-2	7	2	SEVEN (7) APARTMENTS (MARKETING 23RD FLOOR)
021 021		40	R-2	7	2	SEVEN (7) APARTMENTS (MARKETING 25TH FLOOR)
022 022		40	R-2	7	2	SEVEN (7) APARTMENTS (MARKETING 26TH FLOOR)
023 023		40	R-2	7	2	SEVEN (7) APARTMENTS (MARKETING 27TH FLOOR)
024 024		40	R-2	7	2	SEVEN (7) APARTMENTS (MARKETING 28TH FLOOR)
025 025		40	R-2	7	2	SEVEN (7) APARTMENTS (MARKETING 29TH FLOOR)
026 026		40	R-2	7	2	SEVEN (7) APARTMENTS (MARKETING 30TH FLOOR)
027 027		40	R-2	7	2	SEVEN (7) APARTMENTS (MARKETING 31ST FLOOR)
028 028		40	R-2	7	2	SEVEN (7) APARTMENTS (MARKETING 32ND FLOOR)
029 029		40	R-2	7	2	SEVEN (7) APARTMENTS (MARKETING 33RD FLOOR)
030 030		40	R-2	7	2	SEVEN (7) APARTMENTS (MARKETING 35TH FLOOR)



Borough Commissioner



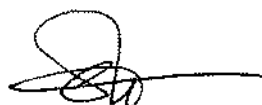
Commissioner

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# Certificate of Occupancy

CO Number: 420652190T009

Permissible Use and Occupancy						
All Building Code occupancy group designations below are 2008 designations.						
Floor From To	Maximum persons permitted	Live load lbs per sq. ft.	Building Code occupancy group	Dwelling or Rooming Units	Zoning use group	Description of use
031 031		40	R-2	7	2	SEVEN (7) APARTMENTS (MARKETING PH1 FLOOR)
032 032		40	R-2	7	2	SEVEN (7) APARTMENTS (MARKETING PH2 FLOOR)
033 033 39		60	R-2		2	ACCESSORY USE: LIBRARY(LOUNGE), ROOF TERRACE (MARKETING PH3 FLOOR)
033 033		40	R-2	1	2	ONE (1) APARTMENT (MARKETING PH3 FLOOR)
033 033 3		60	R-2		2	INCIDENTAL USES INCLUDE: MECHANICAL ROOMS (MARKETING PH3 FLOOR)
RO F	2	100	F-2		2	ELEV. MACH. ROOM MECHANICAL ROOM (UPPER ROOF). (MARKETING ROOF)SMOKE PURGE FAN SERVICE ACCESS SPACE
RO F	2	100	F-2		2	BOILER ROOM (LOWER ROOF) (MARKETING ROOF)
<p>NOTE: THE FOLLOWING TAX LOTS 1, 24, 25 &amp; 26 HAVE BEEN COMBINED INTO ONE ZONING LOT AS PER EXHIBITS I AND III. THESE PREMISES HAVE BEEN DECLARED TO SUBJECT TO THE PROVISIONS OF SECTION 12-10 ZONING RESOLUTION AS TO ZONING LOT OWNERSHIP AS FILED WITH THE CITY REGISTER OFFICE CRFN# 2015000010438 &amp; 2015 000010439. RESTRICTIVE DECLARATION FILED UNDER CRFN # 2015000011044. ALL RELATED FACILITIES AND AMENITIES REQUIRED PURSUANT THE QUALITY HOUSING PROGRAM SHALL NOT BE REMOVED. RECREATION ROOMS FOR TENANTS AS PER ZONING RESOLUTION QUALITY HOUSING SHALL NOT BE RENTED SEPARATELY AND SHALL NOT BE USED FOR LIVING OR SLEEPING PURPOSES. AUTOMOBILE PARKING SPACES PROPOSED WILL BE FULLY ATTENDED BY PAID ATTENDANTS EMPLOYED BY THE OWNERS OR OPERATORS OF SUCH SPACE AND SHALL BE AVAILABLE TO HANDLE THE PARKING TWENTY FOUR HOURS A DAY. POOL TERRACE AT 27-27 44TH DRIVE, NB APPLICATION # 420652225, SHALL BE USED EXCLUSIVELY BY THE OCCUPANTS OF THE RESIDENTIAL DEVELOPMENT. ROOF/POOL TERRACE AT MARKETING SECOND FLOOR IS USED CONJUNCTIVELY BY 44-26 PURVES ST.(420652190) AND 27-27 44TH DRIVE(420652225). OCCUPANT LOADS AS REFLECTED ON THE RESPECTIVE SCHEDULE FOR EACH BUILDING ARE: 44-26 PURVES ST.:POOL 23 OCCUPANTS,POOL TERRACE 77 OCCUPANTS,TERRACE 42 OCCUPANTS. 27-27 44TH DRIVE: POOL TERRACE 106 OCCUPANTS,TERRACE 18 OCCUPANTS.TOTAL COMBINED OCCUPANCY 266 PERSONS FILED UNDER A SINGLE PUBLIC ASSEMBLY APPLICATION UNDER ADDRESS 44-26 PURVES STREET(APP.NO.421572097)</p>						
END OF SECTION						



Borough Commissioner



Commissioner

END OF DOCUMENT

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# Certificate of Occupancy

**CO Number: 420652190T010**

This certifies that the premises described herein conforms substantially to the approved plans and specifications and to the requirements of all applicable laws, rules and regulations for the uses and occupancies specified. No change of use or occupancy shall be made unless a new Certificate of Occupancy is issued. *This document or a copy shall be available for inspection at the building at all reasonable times.*

<b>A.</b> <b>Borough:</b> Queens <b>Address:</b> 44-26 PURVES STREET <b>Building Identification Number (BIN):</b> 4596128	<b>Block Number:</b> 00268 <b>Lot Number(s):</b> 1  <b>Building Type:</b> New	<b>Certificate Type:</b> Temporary <b>Effective Date:</b> 02/04/2019 <b>Expiration Date:</b> 05/05/2019
<b>This building is subject to this Building Code: 2008 Code</b>		
<i>For zoning lot metes &amp; bounds, please see BISWeb.</i>		
<b>B.</b> <b>Construction classification:</b> 1-B (2014/2008 Code) <b>Building Occupancy Group classification:</b> R-2 (2014/2008 Code) <b>Multiple Dwelling Law Classification:</b> HAEA		
<b>No. of stories:</b> 33 <b>Height in feet:</b> 374 <b>No. of dwelling units:</b> 270		
<b>C. Fire Protection Equipment:</b> Standpipe system, Fire alarm system, Sprinkler system		
<b>D. Type and number of open spaces:</b> None associated with this filing.		
<b>E. This Certificate is issued with the following legal limitations:</b> None		
<b>Outstanding requirements for obtaining Final Certificate of Occupancy:</b>		
There are 22 outstanding requirements. Please refer to BISWeb for further detail.		
<b>Borough Comments:</b> None		



Borough Commissioner



Acting

Commissioner

# Certificate of Occupancy

CO Number: 420652190T010

Permissible Use and Occupancy						
All Building Code occupancy group designations below are 2008 designations.						
Floor From To	Maximum persons permitted	Live load lbs per sq. ft.	Building Code occupancy group	Dwelling or Rooming Units	Zoning use group	Description of use
001 001	21	OG	R-2		2	LOBBY, FRONT DESK. (MARKETING 1ST FLOOR)
001 001	37	OG	R-2		2	ACCESSORY USE:SUPER'S OFFICE,LEASING OFFICE,REAR YARD READING AREA. (MARKETING 1ST FLOOR)
001 001	24	OG	R-2		2	INCIDENTAL USES INCLUDE: MECHANICAL ROOMS, METER ROOMS,STORAGE ROOMS, BIKE STORAGE (1231 SF WITH 135 SPACES), PACKAGE ROOM, LAUNDRY,TRASH COMPACTOR ROOM. (MARKETING 1ST FLOOR)
001 001	15	OG	M		6	RETAIL. (MARKETING 1ST FLOOR)
002 002	10	60	R-2		2	INCIDENTAL USES:MECHANICAL ROOMS, TEL, ATS, REFUSE RECYCLING ROOM. (MARKETING 2ND FLOOR)
002 002	42	60	A-3		2	TERRACE. (MARKETING 2ND FLOOR)
002 002	77	60	A-3		2	POOL TERRACE(PPOOL TERRACE COMBINED WITH TERRACE AT 27-27 44TH DRIVE,, 1ST FLOOR FOR 183 PEOPLE TOTAL). (MARKETING 2ND FLOOR)
002 002	22	60	A-3		2	WEST LIBRARY (LOUNGE) (MARKETING 2ND FLOOR)
002 002	23	100	A-3		2	POOL. (MARKETING 2ND FLOOR)
002 002	36	60	R-2		2	ACCESSORY USES: SOUTH LIBRARY, PLAY ROOM, OUTDOOR READING AREA. (MARKETING 2ND FLOOR)
003 003		40	R-2	12	2	TWELVE (12) APARTMENTS (MARKETING 3RD FLOOR)
004 004		40	R-2	12	2	TWELVE (12) APARTMENTS (MARKETING 5TH FLOOR)



Borough Commissioner



Acting

Commissioner

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# Certificate of Occupancy

CO Number: 420652190T010

Permissible Use and Occupancy						
All Building Code occupancy group designations below are 2008 designations.						
Floor From To	Maximum persons permitted	Live load lbs per sq. ft.	Building Code occupancy group	Dwelling or Rooming Units	Zoning use group	Description of use
005 005		40	R-2	12	2	TWELVE (12) APARTMENTS (MARKETING 6TH FLOOR)
006 006		40	R-2	12	2	TWELVE (12) APARTMENTS (MARKETING 7TH FLOOR)
007 007		40	R-2	12	2	TWELVE (12) APARTMENTS (MARKETING 8TH FLOOR)
008 008		40	R-2	12	2	TWELVE (12) APARTMENTS (MARKETING 9TH FLOOR)
009 009		40	R-2	12	2	TWELVE (12) APARTMENTS (MARKETING 10TH FLOOR)
010 010		40	R-2	12	2	TWELVE (12) APARTMENTS (MARKETING 11TH FLOOR)
011 011		40	R-2	12	2	TWELVE (12) APARTMENTS (MARKETING 12TH FLOOR)
012 012		40	R-2	12	2	TWELVE (12) APARTMENTS (MARKETING 15TH FLOOR)
013 013		40	R-2	12	2	TWELVE (12) APARTMENTS (MARKETING 16TH FLOOR)
014 014 3		40	R-2	11	2	ELEVEN (11) APARTMENTS. (MARKETING 17TH FLOOR) MECHANICAL ROOM
015 015		40	R-2	7	2	SEVEN (7) APARTMENTS. (MARKETING 18TH FLOOR)
016 016		40	R-2	7	2	SEVEN (7) APARTMENTS (MARKETING 19TH FLOOR)
017 017		40	R-2	7	2	SEVEN (7) APARTMENTS (MARKETING 20TH FLOOR)



Borough Commissioner



Acting

Commissioner

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# Certificate of Occupancy

CO Number: 420652190T010

Permissible Use and Occupancy						
All Building Code occupancy group designations below are 2008 designations.						
Floor From To	Maximum persons permitted	Live load lbs per sq. ft.	Building Code occupancy group	Dwelling or Rooming Units	Zoning use group	Description of use
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019 019		40	R-2	7	2	SEVEN (7) APARTMENTS (MARKETING 22ND FLOOR)
020 020		40	R-2	7	2	SEVEN (7) APARTMENTS (MARKETING 23RD FLOOR)
021 021		40	R-2	7	2	SEVEN (7) APARTMENTS (MARKETING 25TH FLOOR)
022 022		40	R-2	7	2	SEVEN (7) APARTMENTS (MARKETING 26TH FLOOR)
023 023		40	R-2	7	2	SEVEN (7) APARTMENTS (MARKETING 27TH FLOOR)
024 024		40	R-2	7	2	SEVEN (7) APARTMENTS (MARKETING 28TH FLOOR)
025 025		40	R-2	7	2	SEVEN (7) APARTMENTS (MARKETING 29TH FLOOR)
026 026		40	R-2	7	2	SEVEN (7) APARTMENTS (MARKETING 30TH FLOOR)
027 027		40	R-2	7	2	SEVEN (7) APARTMENTS (MARKETING 31ST FLOOR)
028 028		40	R-2	7	2	SEVEN (7) APARTMENTS (MARKETING 32ND FLOOR)
029 029		40	R-2	7	2	SEVEN (7) APARTMENTS (MARKETING 33RD FLOOR)
030 030		40	R-2	7	2	SEVEN (7) APARTMENTS (MARKETING 35TH FLOOR)



Borough Commissioner



Acting

Commissioner

DOCUMENT CONTINUES ON NEXT PAGE

# Certificate of Occupancy

CO Number: 420652190T010

Permissible Use and Occupancy						
All Building Code occupancy group designations below are 2008 designations.						
Floor From To	Maximum persons permitted	Live load lbs per sq. ft.	Building Code occupancy group	Dwelling or Rooming Units	Zoning use group	Description of use
031 031		40	R-2	7	2	SEVEN (7) APARTMENTS (MARKETING PH1 FLOOR)
032 032		40	R-2	7	2	SEVEN (7) APARTMENTS (MARKETING PH2 FLOOR)
033 033 39		60	R-2		2	ACCESSORY USE: LIBRARY(LOUNGE), ROOF TERRACE (MARKETING PH3 FLOOR)
033 033		40	R-2	1	2	ONE (1) APARTMENT (MARKETING PH3 FLOOR)
033 033 3		60	R-2		2	INCIDENTAL USES INCLUDE: MECHANICAL ROOMS (MARKETING PH3 FLOOR)
RO F	2	100	F-2		2	ELEV. MACH. ROOM MECHANICAL ROOM (UPPER ROOF). (MARKETING ROOF)SMOKE PURGE FAN SERVICE ACCESS SPACE
RO F	2	100	F-2		2	BOILER ROOM (LOWER ROOF) (MARKETING ROOF)
<p>NOTE: THE FOLLOWING TAX LOTS 1, 24, 25 &amp; 26 HAVE BEEN COMBINED INTO ONE ZONING LOT AS PER EXHIBITS I AND III. THESE PREMISES HAVE BEEN DECLARED TO SUBJECT TO THE PROVISIONS OF SECTION 12-10 ZONING RESOLUTION AS TO ZONING LOT OWNERSHIP AS FILED WITH THE CITY REGISTER OFFICE CRFN# 2015000010438 &amp; 2015 000010439. RESTRICTIVE DECLARATION FILED UNDER CRFN # 2015000011044. ALL RELATED FACILITIES AND AMENITIES REQUIRED PURSUANT THE QUALITY HOUSING PROGRAM SHALL NOT BE REMOVED. RECREATION ROOMS FOR TENANTS AS PER ZONING RESOLUTION QUALITY HOUSING SHALL NOT BE RENTED SEPARATELY AND SHALL NOT BE USED FOR LIVING OR SLEEPING PURPOSES. AUTOMOBILE PARKING SPACES PROPOSED WILL BE FULLY ATTENDED BY PAID ATTENDANTS EMPLOYED BY THE OWNERS OR OPERATORS OF SUCH SPACE AND SHALL BE AVAILABLE TO HANDLE THE PARKING TWENTY FOUR HOURS A DAY. POOL TERRACE AT 27-27 44TH DRIVE, NB APPLICATION # 420652225, SHALL BE USED EXCLUSIVELY BY THE OCCUPANTS OF THE RESIDENTIAL DEVELOPMENT. ROOF/POOL TERRACE AT MARKETING SECOND FLOOR IS USED CONJUNCTIVELY BY 44-26 PURVES ST.(420652190) AND 27-27 44TH DRIVE(420652225). OCCUPANT LOADS AS REFLECTED ON THE RESPECTIVE SCHEDULE FOR EACH BUILDING ARE: 44-26 PURVES ST.:POOL 23 OCCUPANTS,POOL TERRACE 77 OCCUPANTS,TERRACE 42 OCCUPANTS. 27-27 44TH DRIVE: POOL TERRACE 106 OCCUPANTS,TERRACE 18 OCCUPANTS.TOTAL COMBINED OCCUPANCY 266 PERSONS FILED UNDER A SINGLE PUBLIC ASSEMBLY APPLICATION UNDER ADDRESS 44-26 PURVES STREET(APP.NO.421572097)</p>						
END OF SECTION						



Borough Commissioner



Acting

Commissioner

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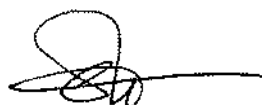
420652190/010 2/4/2019 9:26:39 AM

# Certificate of Occupancy

**CO Number: 420652190T011**

This certifies that the premises described herein conforms substantially to the approved plans and specifications and to the requirements of all applicable laws, rules and regulations for the uses and occupancies specified. No change of use or occupancy shall be made unless a new Certificate of Occupancy is issued. *This document or a copy shall be available for inspection at the building at all reasonable times.*

<b>A.</b> <b>Borough:</b> Queens <b>Address:</b> 44-26 PURVES STREET <b>Building Identification Number (BIN):</b> 4596128	<b>Block Number:</b> 00268 <b>Lot Number(s):</b> 1  <b>Building Type:</b> New	<b>Certificate Type:</b> Temporary <b>Effective Date:</b> 04/24/2019 <b>Expiration Date:</b> 07/23/2019
<b>This building is subject to this Building Code: 2008 Code</b>		
<i>For zoning lot metes &amp; bounds, please see BISWeb.</i>		
<b>B.</b> <b>Construction classification:</b> 1-B (2014/2008 Code) <b>Building Occupancy Group classification:</b> R-2 (2014/2008 Code) <b>Multiple Dwelling Law Classification:</b> HAEA		
<b>No. of stories:</b> 33 <b>Height in feet:</b> 374 <b>No. of dwelling units:</b> 270		
<b>C. Fire Protection Equipment:</b> Standpipe system, Fire alarm system, Sprinkler system		
<b>D. Type and number of open spaces:</b> None associated with this filing.		
<b>E. This Certificate is issued with the following legal limitations:</b> None		
<b>Outstanding requirements for obtaining Final Certificate of Occupancy:</b>		
There are 22 outstanding requirements. Please refer to BISWeb for further detail.		
<b>Borough Comments:</b> None		



Borough Commissioner



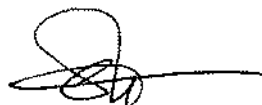
Acting

Commissioner

# Certificate of Occupancy

CO Number: 420652190T011

Permissible Use and Occupancy						
All Building Code occupancy group designations below are 2008 designations.						
Floor From To	Maximum persons permitted	Live load lbs per sq. ft.	Building Code occupancy group	Dwelling or Rooming Units	Zoning use group	Description of use
001 001 21	OG	R-2		2		LOBBY, FRONT DESK. (MARKETING 1ST FLOOR)
001 001 37	OG	R-2		2		ACCESSORY USE:SUPER'S OFFICE,LEASING OFFICE,REAR YARD READING AREA. (MARKETING 1ST FLOOR)
001 001 24	OG	R-2		2		INCIDENTAL USES INCLUDE: MECHANICAL ROOMS, METER ROOMS,STORAGE ROOMS, BIKE STORAGE (1231 SF WITH 135 SPACES), PACKAGE ROOM, LAUNDRY,TRASH COMPACTOR ROOM. (MARKETING 1ST FLOOR)
001 001 15	OG	M		6		RETAIL. (MARKETING 1ST FLOOR)
002 002 10	60	R-2		2		INCIDENTAL USES:MECHANICAL ROOMS, TEL, ATS, REFUSE RECYCLING ROOM. (MARKETING 2ND FLOOR)
002 002 42	60	A-3		2		TERRACE. (MARKETING 2ND FLOOR)
002 002 77	60	A-3		2		POOL TERRACE(PPOOL TERRACE COMBINED WITH TERRACE AT 27-27 44TH DRIVE,, 1ST FLOOR FOR 183 PEOPLE TOTAL). (MARKETING 2ND FLOOR)
002 002 22	60	A-3		2		WEST LIBRARY (LOUNGE) (MARKETING 2ND FLOOR)
002 002 23	100	A-3		2		POOL. (MARKETING 2ND FLOOR)
002 002 36	60	R-2		2		ACCESSORY USES: SOUTH LIBRARY, PLAY ROOM, OUTDOOR READING AREA. (MARKETING 2ND FLOOR)
003 003	40	R-2	12	2		TWELVE (12) APARTMENTS (MARKETING 3RD FLOOR)
004 004	40	R-2	12	2		TWELVE (12) APARTMENTS (MARKETING 5TH FLOOR)



Borough Commissioner



Acting

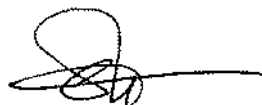
Commissioner

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# Certificate of Occupancy

CO Number: 420652190T011

Permissible Use and Occupancy						
All Building Code occupancy group designations below are 2008 designations.						
Floor From To	Maximum persons permitted	Live load lbs per sq. ft.	Building Code occupancy group	Dwelling or Rooming Units	Zoning use group	Description of use
005 005		40	R-2	12	2	TWELVE (12) APARTMENTS (MARKETING 6TH FLOOR)
006 006		40	R-2	12	2	TWELVE (12) APARTMENTS (MARKETING 7TH FLOOR)
007 007		40	R-2	12	2	TWELVE (12) APARTMENTS (MARKETING 8TH FLOOR)
008 008		40	R-2	12	2	TWELVE (12) APARTMENTS (MARKETING 9TH FLOOR)
009 009		40	R-2	12	2	TWELVE (12) APARTMENTS (MARKETING 10TH FLOOR)
010 010		40	R-2	12	2	TWELVE (12) APARTMENTS (MARKETING 11TH FLOOR)
011 011		40	R-2	12	2	TWELVE (12) APARTMENTS (MARKETING 12TH FLOOR)
012 012		40	R-2	12	2	TWELVE (12) APARTMENTS (MARKETING 15TH FLOOR)
013 013		40	R-2	12	2	TWELVE (12) APARTMENTS (MARKETING 16TH FLOOR)
014 014 3		40	R-2	11	2	ELEVEN (11) APARTMENTS. (MARKETING 17TH FLOOR) MECHANICAL ROOM
015 015		40	R-2	7	2	SEVEN (7) APARTMENTS. (MARKETING 18TH FLOOR)
016 016		40	R-2	7	2	SEVEN (7) APARTMENTS (MARKETING 19TH FLOOR)
017 017		40	R-2	7	2	SEVEN (7) APARTMENTS (MARKETING 20TH FLOOR)



Borough Commissioner



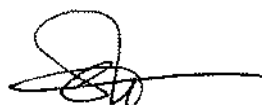
Acting Commissioner

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# Certificate of Occupancy

CO Number: 420652190T011

Permissible Use and Occupancy						
All Building Code occupancy group designations below are 2008 designations.						
Floor From To	Maximum persons permitted	Live load lbs per sq. ft.	Building Code occupancy group	Dwelling or Rooming Units	Zoning use group	Description of use
018 018		40	R-2	7	2	SEVEN (7) APARTMENTS (MARKETING 21ST FLOOR)
019 019		40	R-2	7	2	SEVEN (7) APARTMENTS (MARKETING 22ND FLOOR)
020 020		40	R-2	7	2	SEVEN (7) APARTMENTS (MARKETING 23RD FLOOR)
021 021		40	R-2	7	2	SEVEN (7) APARTMENTS (MARKETING 25TH FLOOR)
022 022		40	R-2	7	2	SEVEN (7) APARTMENTS (MARKETING 26TH FLOOR)
023 023		40	R-2	7	2	SEVEN (7) APARTMENTS (MARKETING 27TH FLOOR)
024 024		40	R-2	7	2	SEVEN (7) APARTMENTS (MARKETING 28TH FLOOR)
025 025		40	R-2	7	2	SEVEN (7) APARTMENTS (MARKETING 29TH FLOOR)
026 026		40	R-2	7	2	SEVEN (7) APARTMENTS (MARKETING 30TH FLOOR)
027 027		40	R-2	7	2	SEVEN (7) APARTMENTS (MARKETING 31ST FLOOR)
028 028		40	R-2	7	2	SEVEN (7) APARTMENTS (MARKETING 32ND FLOOR)
029 029		40	R-2	7	2	SEVEN (7) APARTMENTS (MARKETING 33RD FLOOR)
030 030		40	R-2	7	2	SEVEN (7) APARTMENTS (MARKETING 35TH FLOOR)



Borough Commissioner



Acting

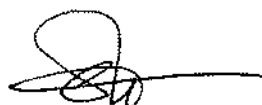
Commissioner

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# Certificate of Occupancy

CO Number: 420652190T011

Permissible Use and Occupancy						
All Building Code occupancy group designations below are 2008 designations.						
Floor From To	Maximum persons permitted	Live load lbs per sq. ft.	Building Code occupancy group	Dwelling or Rooming Units	Zoning use group	Description of use
031 031		40	R-2	7	2	SEVEN (7) APARTMENTS (MARKETING PH1 FLOOR)
032 032		40	R-2	7	2	SEVEN (7) APARTMENTS (MARKETING PH2 FLOOR)
033 033 39		60	R-2		2	ACCESSORY USE: LIBRARY(LOUNGE), ROOF TERRACE (MARKETING PH3 FLOOR)
033 033		40	R-2	1	2	ONE (1) APARTMENT (MARKETING PH3 FLOOR)
033 033 3		60	R-2		2	INCIDENTAL USES INCLUDE: MECHANICAL ROOMS (MARKETING PH3 FLOOR)
RO F	2	100	F-2		2	ELEV. MACH. ROOM MECHANICAL ROOM (UPPER ROOF). (MARKETING ROOF)SMOKE PURGE FAN SERVICE ACCESS SPACE
RO F	2	100	F-2		2	BOILER ROOM (LOWER ROOF) (MARKETING ROOF)
<p>NOTE: THE FOLLOWING TAX LOTS 1, 24, 25 &amp; 26 HAVE BEEN COMBINED INTO ONE ZONING LOT AS PER EXHIBITS I AND III. THESE PREMISES HAVE BEEN DECLARED TO SUBJECT TO THE PROVISIONS OF SECTION 12-10 ZONING RESOLUTION AS TO ZONING LOT OWNERSHIP AS FILED WITH THE CITY REGISTER OFFICE CRFN# 2015000010438 &amp; 2015 000010439. RESTRICTIVE DECLARATION FILED UNDER CRFN # 2015000011044. ALL RELATED FACILITIES AND AMENITIES REQUIRED PURSUANT THE QUALITY HOUSING PROGRAM SHALL NOT BE REMOVED. RECREATION ROOMS FOR TENANTS AS PER ZONING RESOLUTION QUALITY HOUSING SHALL NOT BE RENTED SEPARATELY AND SHALL NOT BE USED FOR LIVING OR SLEEPING PURPOSES. AUTOMOBILE PARKING SPACES PROPOSED WILL BE FULLY ATTENDED BY PAID ATTENDANTS EMPLOYED BY THE OWNERS OR OPERATORS OF SUCH SPACE AND SHALL BE AVAILABLE TO HANDLE THE PARKING TWENTY FOUR HOURS A DAY. POOL TERRACE AT 27-27 44TH DRIVE, NB APPLICATION # 420652225, SHALL BE USED EXCLUSIVELY BY THE OCCUPANTS OF THE RESIDENTIAL DEVELOPMENT. ROOF/POOL TERRACE AT MARKETING SECOND FLOOR IS USED CONJUNCTIVELY BY 44-26 PURVES ST.(420652190) AND 27-27 44TH DRIVE(420652225). OCCUPANT LOADS AS REFLECTED ON THE RESPECTIVE SCHEDULE FOR EACH BUILDING ARE: 44-26 PURVES ST.:POOL 23 OCCUPANTS,POOL TERRACE 77 OCCUPANTS,TERRACE 42 OCCUPANTS. 27-27 44TH DRIVE: POOL TERRACE 106 OCCUPANTS,TERRACE 18 OCCUPANTS.TOTAL COMBINED OCCUPANCY 266 PERSONS FILED UNDER A SINGLE PUBLIC ASSEMBLY APPLICATION UNDER ADDRESS 44-26 PURVES STREET(APP.NO.421572097)</p>						
END OF SECTION						



Borough Commissioner



Acting

Commissioner

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**Buildings**



# Work Permit Department of Buildings

Permit Number: 440417050-01-AL

Issued: 08/07/2018

Expires: 08/07/2019

Address: QUEENS

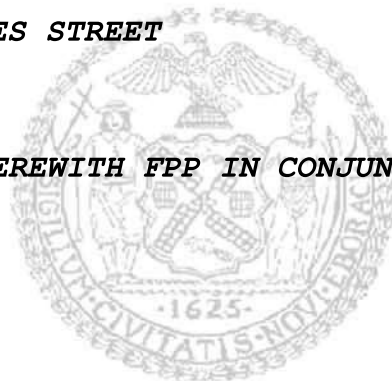
44-26 PURVES STREET

Issued to: DAVID BRAUSE

Business: PURVES STREET OWNERS LLC

Description of Work:

ALTERATION TYPE 3 - FPP FILING HERewith FPP IN CONJUNCTION WITH NEW BUILDING.



Number of dwelling units occupied during construction: 0

Review is requested under Building Code: 2014

To see a Zoning Diagram (ZD1) or to challenge a zoning approval filed as part of a New Building application or Alteration application filed after 7/13/2009, please use "My Community" on the Buildings Department web site at [www.nyc.gov/buildings](http://www.nyc.gov/buildings).

Emergency Telephone Day or Night: 311

Borough Commissioner:

Commissioner of Buildings:

*This permit copy created on 06/06/2019 reflects the Commissioner(s) as of such date.*

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

01 06/06/2019

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

## NYC Department of Buildings

## Work Permit Data

Premises: 44-26 PURVES STREET QUEENS

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

Filed At: 44-26 PURVES STREET QUEENS

Job Type: A3 - ALTERATION TYPE 3

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

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**DOB NOW: *Inspections***

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<b>Job No:</b>	<a href="#">440417050</a>	<b>Fee:</b>	STANDARD
<b>Permit No:</b>	440417050-01-AL	<b>Issued:</b>	08/07/2018
<b>Seq. No.:</b>	01	<b>Filing Date:</b>	08/07/2018 INITIAL
<b>Work:</b>		<b>Status:</b>	ISSUED
		<b>Work Approved:</b>	05/30/2018

ALTERATION TYPE 3 - FPP

FILING HEREWITH FPP IN CONJUNCTION WITH NEW BUILDING.

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

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**Total Number of Dwelling Units at Location:** 0**Number of Dwelling Units Occupied During Construction:** 0**Altering 10% or more of the existing floor surface area of the building:** No

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**Issued to:** DAVID BRAUSE

52 VANDERBILT AVENUE NEW YORK NY 10017

**OWNER****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.