PERIODIC REVIEW REPORT

for

27-21 44th DRIVE
& 44-18 PURVES STREET
Long Island City, New York
NYSDEC BCP Site No. C241164

Prepared For:

Purves Development, LLC
42-22 22nd Street
Long Island City, New York 11101

Prepared By:

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LANGAN

April 12, 2017
170281401

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1.0 INTRODUCTION

1.1 General

This Periodic Review Report was prepared in accordance with the New York State Department of Environmental Conservation (NYSDEC)-approved November 13, 2015 Site Management Plan (SMP) and Section 6.3 of NYSDEC Division of Environmental Remediation (DER)-10. The certification period is December 15, 2015 through March 16, 2017. A periodic review of all institutional controls and engineering controls (IC/ECs) and a site evaluation are required for fulfillment of the remedial action at 27-21 44th Drive (the site) under the Brownfield Cleanup Program (BCP), which is administered by the NYSDEC. The site was accepted into the BCP in accordance with Brownfield Cleanup Agreement (BCA) Index No. C241164-06-14, Site No. C241164, which was executed on July 1, 2014. Site remediation was performed in accordance with the December 8, 2014 Remedial Action Work Plan (RAWP). NYSDEC issued a Certificate of Completion for the site on December 15, 2015.

1.2 Site Description

The site is located in Queens County at 27-21 44th Drive and 44-18 Purves Street in Long Island City, New York and is identified as Queens Tax Block 268, Lots 4 and 23. The site is bound by Purves Street to the east, a 35-story residential building under construction to the south (Lot 1), 44th Drive to the west and Lots 22 (part of the overall development property but outside the BCP site boundary) and 8 (a separate 27-story residential building under construction) to the north. The site has approximately 25 feet of frontage along Purves Street and 100 feet of frontage along 44th Drive. A Site Location Map is included as Figure 1.

The site is still under construction and includes a 27-story residential building with first-floor commercial space along 44th Drive. A ventilated cellar-level parking garage will span Lot 23 and a portion of Lot 4 (below grade on 44th Drive, and at grade on Purves Street). An area in the western portion of the cellar level will contain a ventilated mechanical space for building support areas (e.g., mechanical rooms, refuse area, locker room).

1.3 Site Background and Environmental History

The site is within a historically industrial area of Long Island City, Queens and was developed as early as 1889. Historic site uses of Lot 4 included a garage with a gasoline filling pump island and warehouses and historic uses of Lot 23 included labs, manufacturing, and leather goods and plating equipment businesses.

Several environmental investigations and reports were completed between October 2013 and September 2014: October 2013 Phase II Subsurface Investigation, January 2014 Phase I Environmental Site Assessment (ESA), and September 27, 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:

- A suspected underground storage tank (UST) and petroleum impacts were identified on the western side of Lot 4. The impacts were associated with NYSDEC Spill No. 1302045.
- A site-wide layer of historic fill, extending from surface grade to a maximum depth of 11 feet below grade, was identified. This fill layer contained volatile organic compounds (VOCs), semivolatile organic compounds (SVOCs), polychlorinated biphenyls (PCBs), and metals at concentrations above Restricted-Residential Use Soil Cleanup Objectives (SCO)[1].
- Chlorinated VOCs including tetrachloroethene (PCE) and trichloroethene (TCE) and petroleum-related compounds were detected in groundwater at concentrations exceeding Class GA Standards and Guidance Values (SGV)[2].
- PCE, TCE, and benzene, toluene, ethylbenzene, and xylene (BTEX) concentrations were detected in soil vapor above ambient air concentrations across the site.
- PCE and TCE impacts to groundwater and soil vapor were attributed to an off-site source.

1.4 Summary of Remedial Action

A Track 4 remediation was completed in accordance with the NYSDEC-approved December 8, 2014 RAWP between May 5 and December 3, 2015. A detailed account of the remedy is provided in the December 2015 Final Engineering Report, and is summarized as follows:

- Excavation and off-site disposal of hazardous lead-impacted historic fill, petroleum-impacted material, and contaminated non-hazardous historic fill exceeding the Track 4 Site-Specific SCOs to depths of 3.5 to 6 feet below grade surface (bgs) throughout the site and as needed for source contamination removal
- Decommissioning, closure, and removal of four USTs and collection and analysis of endpoint soil samples for each UST location
- Collection and analysis of documentation soil samples collected from the excavation perimeter sidewalls and base, in accordance with NYSDEC DER-10 guidelines
- Collection of dewatering fluid and transportation for off-site disposal

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

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

- Backfilling excavations to development grade with recycled concrete aggregate (RCA) and 3/4-inch recycled stone

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

Engineering Controls (ECs)

- Site cover system consisting of a site-wide 10-inch-thick reinforced concrete building slab above a vapor barrier
- Installation of a cellar ventilation system for areas that are not ventilated by the indoor parking garage - The parking garage and supplemental ventilation systems will be consistent with New York City Mechanical Code for a ventilated parking garage.

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 site cover through an SMP
- Limit the use and development of the site to restricted-residential, commercial and industrial uses only

With the exception of the cellar ventilation system installation, remedial activities were completed as of December 3, 2015. The building is under construction and a certificate of occupancy has not been issued yet.

1.5 Effectiveness of the Remedial Program

The remedial program was designed to both eliminate and mitigate environmental and potential human health exposure to adverse environmental conditions still present in soil, groundwater, and soil vapor. Building construction is still in progress and the cellar ventilation system is under construction. The ICs and ECs for the 2016 certification year have or will meet the remedial objectives for the site following construction completion.

1.6 Compliance

With the exception of the cellar ventilation system (under construction), all ICs and ECs remain fully in place at the site for the 2016 certification year and continue to be effective.

1.7 Recommendations

No changes to the SMP are recommended at this time.

2.0 IC/EC PLAN COMPLIANCE REPORT

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

2.1 IC/EC Components

The following summarizes the IC/ECs implemented at the site :

- Maintenance of a site cover to prevent human exposure to residual contaminated soils remaining under site structures - The site cover consists of a site-wide concrete slab underlain by a vapor barrier/waterproofing membrane. The location and type of the site cover system is shown on Figure 2.
- Operation and maintenance of the cellar ventilation system installed in areas that are not ventilated by the indoor parking garage to mitigate potential VOC vapor intrusion into the building - The parking garage and supplemental ventilation systems are under construction. When completed, the lowest level of the building will be ventilated in accordance with the New York City Mechanical Code. The ventilated areas are shown on Figure 2.
- The site may be used for Restricted-Residential as described in 6 NYCRR Part 375-1.8(g)(2)(iii), Commercial as described in 6 NYCRR Part 375-1.8(g)(2)(iii) and Industrial as described in 6 NYCRR Part 375-1.8(g)(2)(iv).
- All Engineering Controls 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.
- Data and information pertinent to site management 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 ensure compliance with the restrictions identified by the Environmental Easement (included as Appendix A).
- The site shall not be used for 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 this Environmental Easement.

2.2 Goal Status and Corrective Measures

No deviations of the IC/ECs were observed for the 2016 certification year. As of this report, the installation of the cellar ventilation system is in progress. Once completed, a post-construction inspection will be conducted to verify operation. The inspection findings will be included in the next PRR.

2.3 Conclusions and Recommendations

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

3.0 MONITORING PLAN COMPLIANCE REPORT

3.1 Monitoring Plan Components

The components of the Monitoring Plan are as follows:

1. Annual inspection of the site cover system;
2. Annual inspection of the cellar ventilation system; and
3. Annual site-wide inspection.

The site cover, cellar ventilation system, and site-wide inspections were conducted concurrently on March 1 and 16, 2017. Site inspection photographs are provided in Appendix B. A summary of each inspection is presented in the following sections and the annual inspection form detailing inspection findings is provided as Appendix C.

3.2 Summary of Monitoring Completed

3.2.1 Site Cover System Inspection

A visual assessment of the site cover integrity was conducted to verify the building slab remains a complete and protective barrier to residual contaminated historic fill. Damages and/or breaches to the building slab were not identified during the annual inspection for the 2016 certification year.

3.2.2 Cellar Ventilation System Inspection

Visible components of the cellar ventilation system were installed but not operational because building construction is still in progress. After construction is completed, a post-construction inspection will be completed to verify proper operation and the findings of that inspection will be included in the next certification year report. As of this report, deficiencies were not identified during the March 1, 2017 visit.

3.2.3 Annual Site-wide Inspection

The annual site-wide inspection was completed on March 1, 2017 concurrent with the site cover and cellar ventilation system inspections. All IC/EC components inspected were in compliance with the SMP. Deviations or discrepancies were not observed. Additional inspection of the cellar ventilation system will be conducted during the post-construction inspection.

3.3 Comparisons with Remedial Objectives

The objective of the annual inspections is to determine whether on-site ECs remain in-place and operational. The inspections in March 2017 for the 2016 certification year indicate that ECs remain in-place and operational (unless otherwise described herein) and that the remedial objectives for the site continue to be met.

3.4 Monitoring Deficiencies

Monitoring activities for the 2016 certification year fully complied with the SMP Monitoring Plan and NYSDEC's requests.

3.5 Conclusions and Recommendations

No changes to the SMP are recommended at this time.

4.0 O&M PLAN COMPLIANCE REPORT

4.1 O&M Plan Purpose

An Operation and Maintenance (O&M) Plan is included in the SMP and was prepared to inform requirements for continuous operation and maintenance, as necessary, of the cellar ventilation system.

4.2 Cellar Ventilation System O&M Activities

As the cellar ventilation system is not fully installed and operational, a limited inspection was conducted to document vent shafts are in-place when the system becomes operational. Based on the limited inspection, visible system components are installed and undamaged. Once the ventilation system is placed into continuous operation, all O&M will be conducted in accordance with the manufacturer's specifications and the SMP.

4.2.1 Evaluation of Cellar Ventilation System

The primary objective of the cellar ventilation system is to provide sufficient air exchange for occupied space using an exhaust fan in accordance with New York City Mechanical Code for a ventilated parking garage. When functional, continuous operation of the cellar ventilation system exhaust fan will indicate effective performance of this mitigation system.

4.3 O&M Deficiencies

The cellar ventilation system is not fully installed.

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 2016 certification year.

5.2 Remedy Performance Evaluation

5.2.1 Site Cover System

The site building slabs were inspected for quality, integrity, and completeness. The site-wide cover system was confirmed to be intact and continues to be effective in protecting public health and the environment.

5.2.2 Cellar Ventilation System

The cellar ventilation system is still under construction. Once complete, it will be placed into continuous operation to mitigate potential soil vapors from accumulating within non-parking-garage areas. A post-construction inspection will be completed prior to being placed into continuous operation. The findings of the post-construction inspection will be reported in the next certification year.

5.2.3 IC Components

All ICs were maintained during the 2016 calendar year, and the Environmental Easement on the site remains in place.

5.3 Future Submittals

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

6.0 CERTIFICATION OF IC/ECS

6.1 IC/EC Certification Form

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

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 institutional or engineering control identified for the Site, I certify that to the best of my knowledge all of the following statements are true:

- The inspection of the site to confirm the effectiveness of the institutional and engineering controls required by the remedial program was performed under my direction;
- The institutional control and/or engineering control employed at this site is 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 herein is punishable as Class "A" misdemeanor, pursuant to Section 210.45 of the Penal Law.

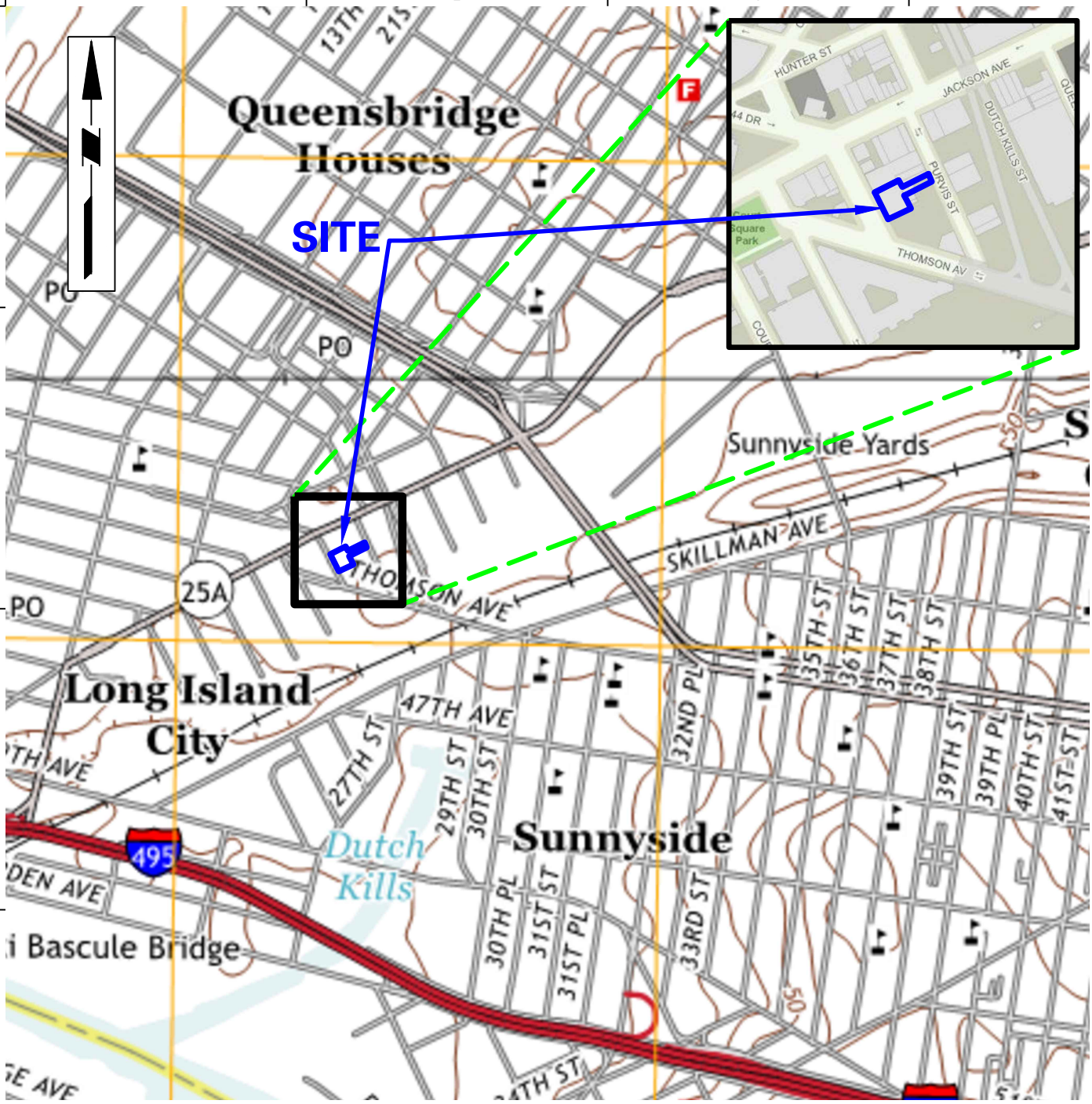
089491 — New York State Professional Engineer #

5-30-2017 — Date

Signature

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

FIGURES



LEGEND:

SITE BOUNDARY

NOTES:

1. BASE MAP TAKEN FROM UNITED STATES GEOLOGICAL SURVEY (USGS), BROOKLYN QUADRANGLE 7.5 SERIES, DATED JULY 2007
2. INSET BASE MAP TAKEN FROM http://maps.nyc.gov/doitt/nycitymap/

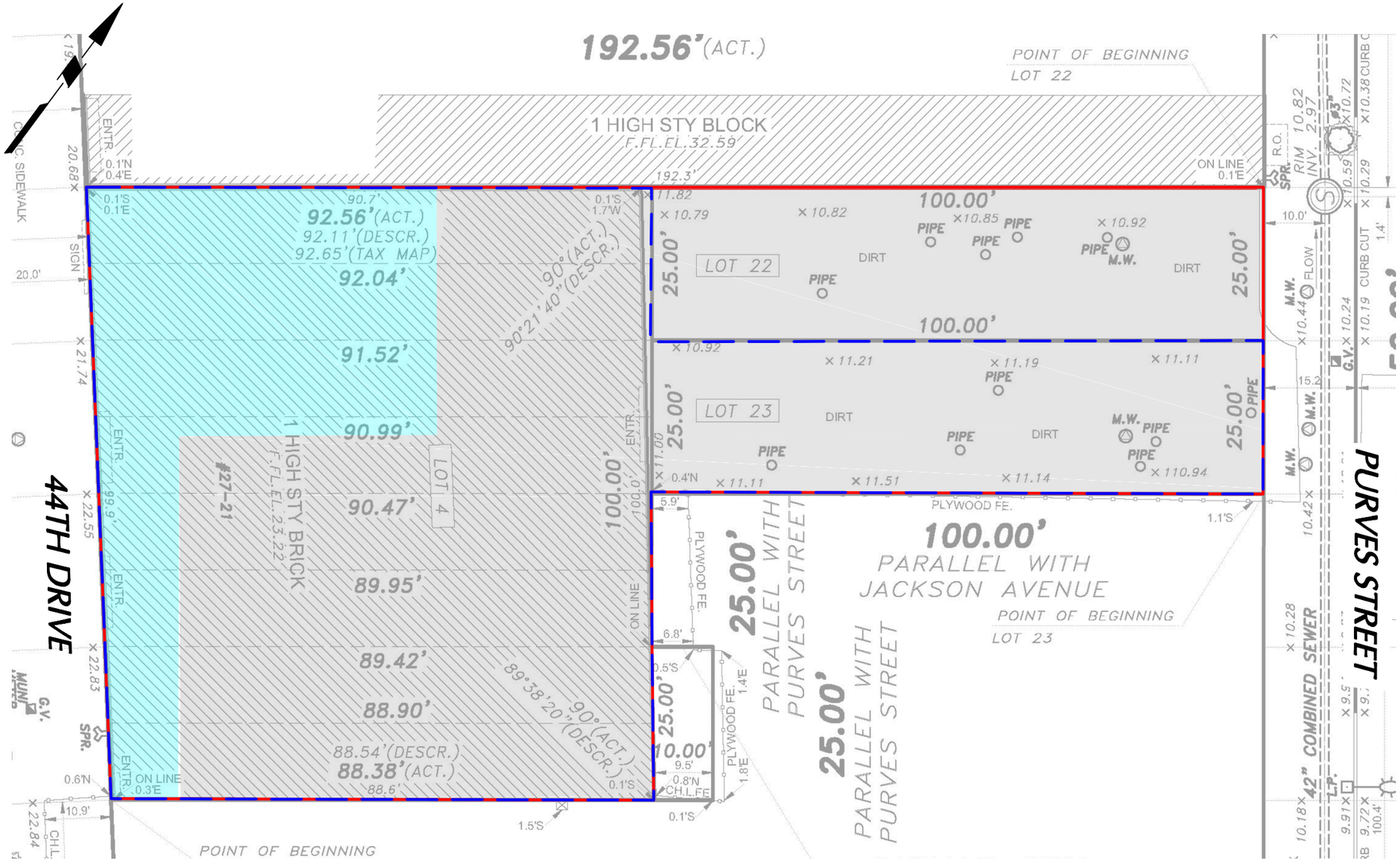
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Langan Engineering and Environmental Services, Inc.
Langan CT, Inc.
Langan International LLC
Collectively known as Langan

Project	27-21 44TH DRIVE & 44-18 PURVES STREET BLOCK No. 268, LOT Nos. 4 & 23 QUEENS NEW YORK
Figure Title	SITE LOCATION MAP
Project No.	170281401
Date	3/13/2017
Scale	NTS
Drawn By	JPA
Submission Date	APRIL 2017
Figure No.	1
Sheet	1 of 2

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Filename: \\langan.com\data\NYC\data4\170281401\Cadd Data - 170281401\2D-DesignFiles\Environmental\Periodic Review Reports\Figure 1 - Site Location Map.dwg Date: 4/11/2017 Time: 09:43 User: nkung Style Table: Langan.stb Layout: ANSIA-BP



20 0 5 10 20

SCALE IN FEET

LEGEND:

- DEVELOPMENT FOOTPRINT
- BROWNFIELD CLEANUP PROGRAM (BCP) SITE FOOTPRINT
- VENTILATED CELLAR PARKING GARAGE
- MECHANICALLY VENTILATED CELLAR

NOTES:

1. BASE MAPS REFERENCED INCLUDE PERFECT POINT LAND SURVEYING RT "TOPOGRAPHICAL SURVEY", DATED APRIL 2, 2014, AND GF 55 PARTNERS CELLAR LEVEL PROGRESS SET DATED AUGUST 25, 2014.
2. ELEVATIONS (EL.) ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
3. 10-INCH CONCRETE SLAB, VAPOR BARRIER MEMBRANE, AND CELLAR VENTILATION SYSTEM COVER THE ENTIRE SITE.
4. THE CELLAR VENTILATION SYSTEM IS CONSISTENT WITH NEW YORK CITY MECHANICAL CODE FOR VENTILATED PARKING GARAGE.

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Langan International LLC

Collectively known as Langan

Project

27-21 44TH DRIVE & 44-18 PURVES STREET

BLOCK No. 268, LOT Nos. 4 & 23

QUEENS **NEW YORK**

Figure Title

ENGINEERING CONTROL LOCATION MAP

Project No. 170281401	Figure No. 2
Date 3/13/2017	
Scale 1" = 20'	
Drawn By PM	
Submission Date APRIL 2017	Sheet 2 of 2

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Filename: \\langan.com\data\NYC\data4\170281401\Cadd Data - 170281401\2D-DesignFiles\Environmental\Periodic Review Reports\Figure 2 - Engineering Control Location Map.dwg Date: 4/11/2017 Time: 09:41 User: nkung Style Table: Langan.stb Layout: ANSIB-BL

APPENDIX A
Environmental Easement

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

THIS INDENTURE made this 16th day of SEPTEMBER 2015, between Owner(s) Purves Development LLC, having an office at 42-44 22nd Street, Long Island City, New York 11101, County of Queens, 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 44-18 Purves Street and 27-21 44th Drive 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 Lots 4 and 23, being a portion of the property conveyed to Grantor by deed dated February 24, 2014 and recorded in the City Register of the City of New York as CRFN # 2014000077940. The property subject to this Environmental Easement (the "Controlled Property") comprises approximately 0.2651 +/- acres, and is hereinafter more fully described in the Land Title Survey dated May 29, 2015 prepared by Richard Tom, NYSPLS of Perfect Point Land Surveying RT, 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: C241164-06-14, 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 b 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: C241164
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

IN WITNESS WHEREOF, Grantor has caused this instrument to be signed in its name.

Purves Development LLC:

By: Mark Gold

Print Name: Mark Gold

Title:_____ Date: 9/21/2015

Grantor's Acknowledgment

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

On the 2nd day of Sept, in the year 2015, before me, the undersigned, personally appeared Mark Gold, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

Notary Public - State of New York

JANE YOON
NOTARY PUBLIC
Queens County
COMMISSION EXPIRES
SEPTEMBER 23, 2017
STATE OF NEW YORK

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 16th day of September, in the year 2016 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, 20 19

SCHEDULE "A" PROPERTY DESCRIPTION

Legal Description of Environmental Easement: 27-21 44th Drive and 44-18 Purves Street, Long Island City, NY, BCP Site No. C241164, Queens Block 268, Lots 4 and 23

DESCRIPTION FOR TAX LOTS 4 & 23

ALL those certain plots, pieces or parcels of land, with the building and improvements thereon erected, situate, lying and being in the Borough and County of Queens, City and State of New York, more particularly bounded and described as follows:

BEGINNING at a point on the easterly side of 44th Drive (Nott Avenue) distant 59.94 feet northerly from the corner formed by the intersection of the easterly side of 44th Drive with the northeasterly side of Thompson Avenue;

RUNNING THENCE northerly along the easterly side of 44th Drive 100.04 feet (deed) (100.09 feet survey);

THENCE easterly and parallel with the southerly side of Jackson Avenue 92.11 feet (deed) (92.56 feet survey);

THENCE southerly along a line forming an interior angle of 90 degrees 21 minutes 40 seconds (deed) (90 degrees survey) with the last mentioned course 25 feet;

THENCE easterly parallel to Jackson Avenue 100.00 feet to the westerly side of Purves Street;

THENCE southerly at right angles with the last mentioned course 25.00 feet;

THENCE westerly at right angles with the last mentioned course 100.00 feet;

THENCE southerly at right angles with the last mentioned course 50.00 feet;

THENCE westerly along a line forming an interior angle of 89 degrees 38 minutes 20 seconds (deed) (90 degrees survey) with the last mentioned course 88.54 feet (deed) (88.38 feet survey) to the easterly side of 44th Drive and the point or place of BEGINNING.

APPENDIX B
Site Inspection Photographs



Photo 1, 03/16/2017: View of site and building exterior along 44th Drive (facing south).



Photo 2, 03/01/2017: View of concrete building slab composite cover (facing southwest).



Photo 3, 03/01/2017: View of concrete building slab composite cover (facing northeast).



Photo 4, 03/01/2017: View of concrete building slab composite cover (facing east).



Photo 5, 03/01/2017: View of concrete building slab composite cover (facing southwest).



Photo 6, 03/01/2017: View of cellar ventilation ducts installed along the cellar ceiling (facing south).



Photo 7, 03/01/2017: View of cellar ventilation ducts installed along the cellar ceiling (facing west).



Photo 8, 03/01/2017: View of cellar ventilation ducts installed along the cellar ceiling (facing southeast).

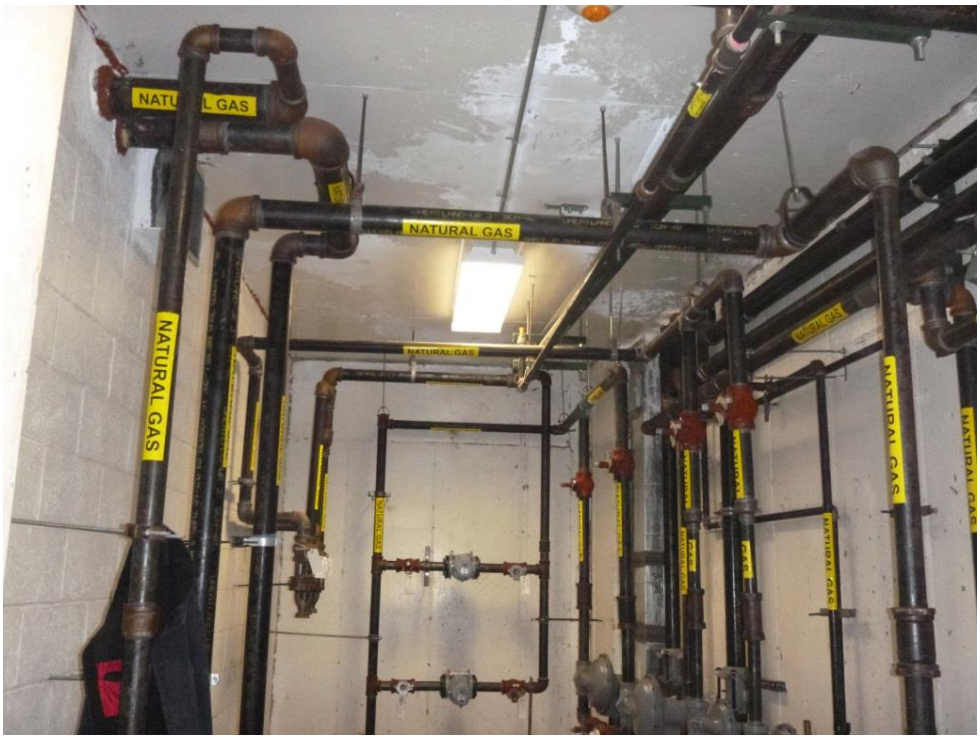


Photo 9, 03/01/2017: View of cellar utility room (facing south).



Photo 10, 03/01/2017: View of concrete building slab composite cover (facing southwest).



Photo 11, 03/01/2017: View of cellar ventilation fan installed on the building's roof (facing northwest).

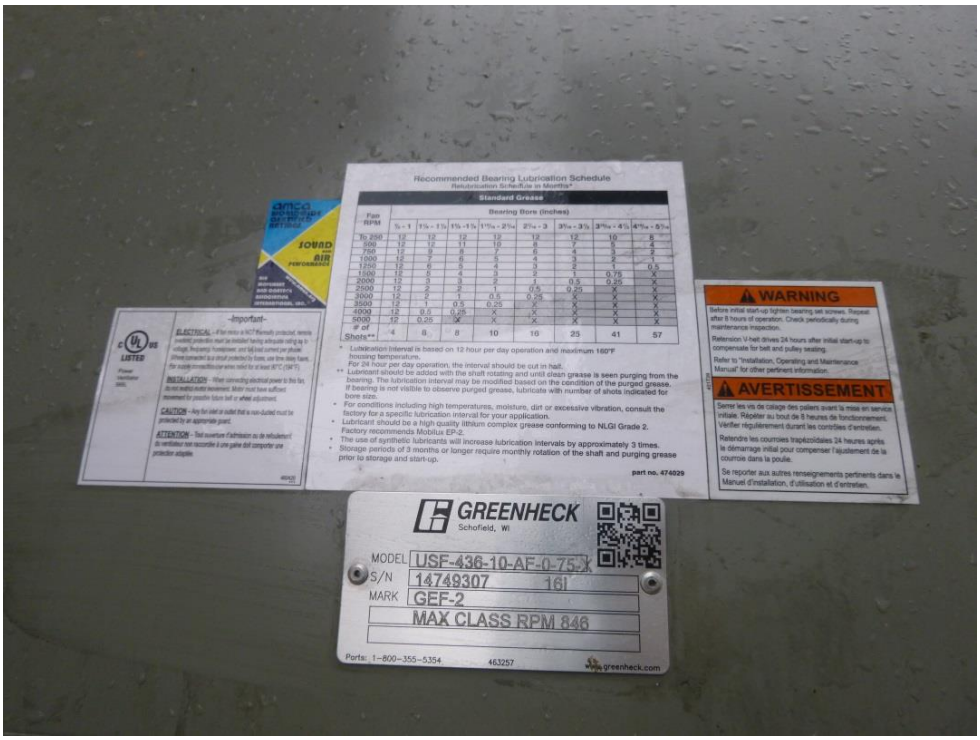


Photo 12, 03/01/2017: Cellar ventilation fan specifications.

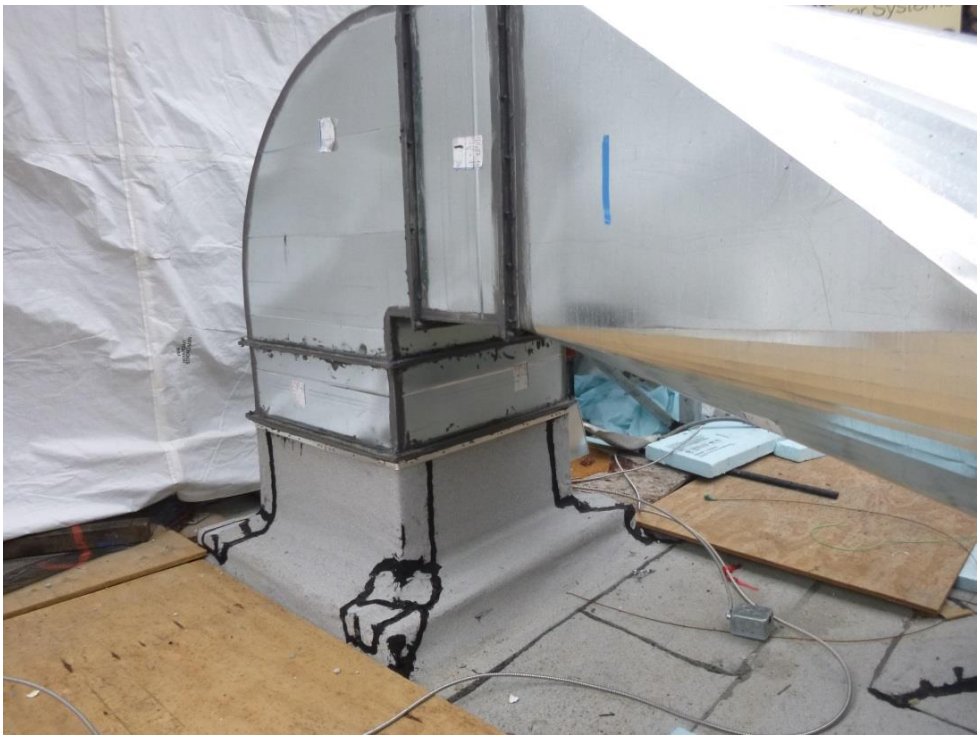


Photo 13, 03/01/2017: View of cellar ventilation fan connection to building duct system (facing northwest)

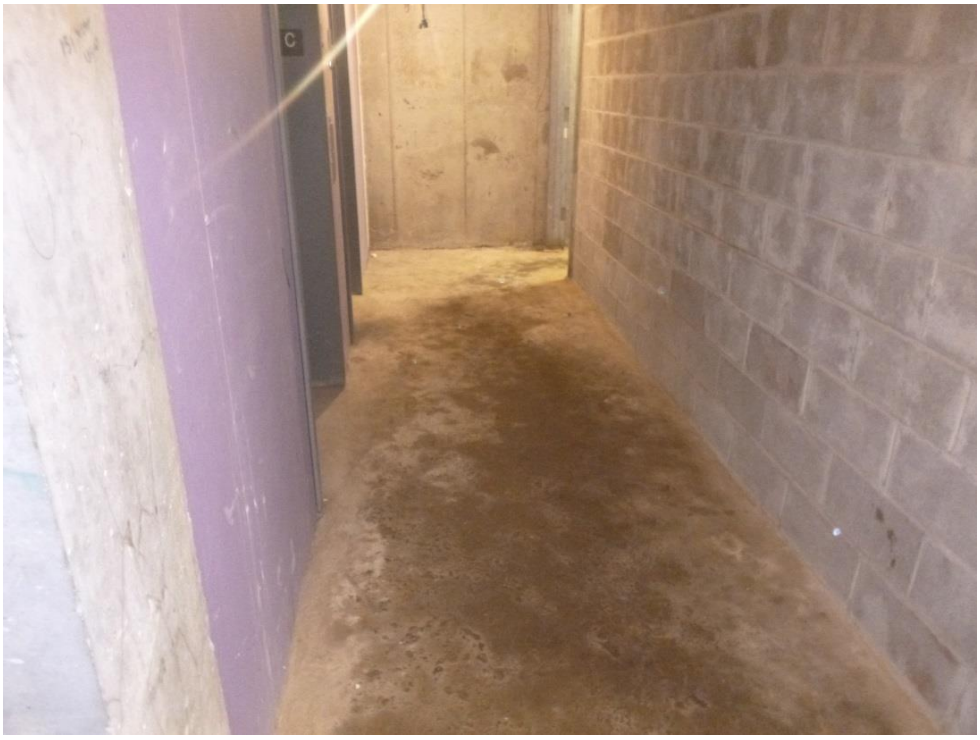


Photo 14, 03/01/2017: View of concrete building slab composite cover (facing west).

APPENDIX C
Annual Site-Wide Inspection Form

SITE WIDE INSPECTION CHECKLIST

Site Name: _Purves Street Development_ Location: ___Long Island City, Queens, NY___ Project Number: _170281401_____

Inspector Name: __Nicole Kung_____ Date: ____03/01/2017_____ Weather Conditions: ___Cloudy, 40s_____

Reason for Inspection (i.e., routine, maintenance, severe condition, etc.): ____Annual Inspection for the 2016 Certification Year__

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

		Y	N	NA	Normal Situation	Remarks
	General					
1	What are the current site conditions?				--	Building is under construction at the time of inspection.
2	Are all applicable site records (e.g., documentation of construction activity, ventilation system maintenance and repair, most current easement, etc.) complete and up to date?	X			Y	
	Easement					
3	Has site use (restricted residential) remained the same?	X			Y	
4	Does it appear that all environmental easement restrictions have been followed?	X			Y	
	Composite Cover System					
5	Are there any indications of a breach in the capping system at the time of this inspection?		X		N	The capping system was intact at the time of inspection. Active construction has not interfered with the composite cover system.
6	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?		X		N	
7	If YES to number 7, is there documentation that the Soil Management Plan, HASP, and CAMP for the site was/is being followed?			X	NA if N to 6/ Y if Y to 6	
	Cellar Ventilation System					
8	Are all visible cellar ventilation system components intact and operational at the time of this inspection?		X		Y	Visible cellar ventilation system components are installed and intact, but not operational at the time of this inspection. The remaining components are under construction.

*****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*****

Additional remarks:

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

APPENDIX D
IC/EC Certification Form

Enclosure 2

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

Site Details **Box 1**

Site No. **C241164**

Site Name Purves Street Development

Site Address: 44-18 Purves Street and 27-21 44th Drive Zip Code: 11101
City/Town: Long Island City
County: Queens
Site Acreage: 0.3

Reporting Period: December 15, 2015 to March 16, 2017

	YES	NO
1. Is the information above correct?	☒	☐
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?	☐	☒
3. Has there been any change of use at the site during this Reporting Period (see 6NYCRR 375-1.11(d))?	☐	☒
4. Have any federal, state, and/or local permits (e.g., building, discharge) been issued for or at the property during this Reporting Period?	☒	☐
If you answered YES to questions 2 thru 4, include documentation or evidence that documentation has been previously submitted with this certification form.		
5. Is the site currently undergoing development?	☒	☐

Box 2

	YES	NO
6. Is the current site use consistent with the use(s) listed below? Restricted-Residential, Commercial, and Industrial	☒	☐
7. Are all ICs/ECs in place and functioning as designed?	☒	☐

IF THE ANSWER TO EITHER QUESTION 6 OR 7 IS NO, sign and date below and DO NOT COMPLETE THE REST OF THIS FORM. Otherwise continue.

A Corrective Measures Work Plan must be submitted along with this form to address these issues.

Signature of Owner, Remedial Party or Designated Representative Date

Box 2A

	YES	NO
8. Has any new information revealed that assumptions made in the Qualitative Exposure Assessment regarding offsite contamination are no longer valid?	☐	☒
9. Are the assumptions in the Qualitative Exposure Assessment still valid? (The Qualitative Exposure Assessment must be certified every five years)	☒	☐

If you answered YES to question 8, include documentation or evidence that documentation has been previously submitted with this certification form.

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. C241164

Box 3

Description of Institutional Controls

Parcel	Owner	Institutional Control
268-23	Purves Development LLC	Ground Water Use Restriction Landuse Restriction Monitoring Plan Site Management Plan O&M Plan IC/EC Plan Soil Management Plan

Intuitional controls (ICs) mandate operation, maintenance, monitoring and reporting measures for all Engineering controls. ICs 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.

268-4	Purves Development LLC	Ground Water Use Restriction Soil Management Plan Landuse Restriction Monitoring Plan Site Management Plan O&M Plan IC/EC Plan

Intuitional controls (ICs) mandate operation, maintenance, monitoring and reporting measures for all Engineering controls. ICs 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

Parcel	Engineering Control
268-23	Vapor Mitigation Cover System

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

268-4	Vapor Mitigation Cover System

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

Box 5

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 compete.

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. C241164

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 SJAUW (print name) at 42-22 22nd Street, LIC, NY 11101 (print business address),

am certifying as owner - designated rep (Owner or Remedial Party)

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

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

4/10/17
Date

IC/EC CERTIFICATIONS

Box 7

Professional Engineer Signature

I certify that all information in Boxes 4 and 5 are true. I understand that a false statement made herein is punishable as a Class "A" misdemeanor, pursuant to Section 210.45 of the Penal Law.

I JASON HAYES (print name) at 360 W 31ST St., 8TH FL, NEW York, NY (print business address)

am certifying as a Professional Engineer for the PURVES DEVELOPMENT, LLC (Owner or Remedial Party)



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

Stamp (Required for PE)

4-12-2017

Date

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NYC Department of Buildings

Work Permit Data

Premises: 27-21 44 DRIVE QUEENS **Filed At: 27-21 44TH DRIVE QUEENS**

BIN: 4003505 Block: 268 Lot: 4 **Job Type: A2 - ALTERATION TYPE 2**

DOB NOW: *Inspections*

Job No:	421153502			**Fee:**	STANDARD
Permit No:	421153502-01-EW-OT	**Issued:**	04/23/2015	**Expires:**	04/22/2016
Seq. No.:	01	**Filing Date:**	04/23/2015 INITIAL	**Status:**	ISSUED
Work:		**Proposed Job Start:**	04/23/2015	**Work Approved:**	04/23/2015

ALTERATION TYPE 2 - STRUCTURAL
HEREWITH FILING ALTERATION TYPE 2 BREAK SLAB AND FOOTING APPLICATION AT GRADE LEVEL AND INSTALL FOOTING AS INDICATED ON PLANS. NO CHANGE IN EGRESS, OCCUPANCY OR USE.

Use: R-2 - RESIDENTIAL: APARTMENT HOUSES **Landmark:** NO **Stories:** 26
Site Fill: NOT APPLICABLE
Review is requested under Building Code: 2008

Adding more than three stories: No
Removing one or more stories: No
Performing work in 50% or more of the area of the building: No
Demolishing 50% or more of the area of the building: No
Performing a vertical or horizontal enlargement adding more than 25% of the area of the building: No
Mechanical equipment other than handheld devices to be used for demolition or removal of debris to be used: No

Approved work includes concrete: Yes
Concrete work has been completed: No
Requesting concrete exclusion now: No
Work includes 2,000 cubic yards or more of concrete: No

Issued to: DAVID K SJAUW
GC SAFETY REGISTRATION: GC 613560

Business: S2 CONSTRUCTION LLC
42-22 22ND STREET LONG ISLAND CIT NY 11101 **Phone:** 718-906-2201

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

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NYC Department of Buildings

Work Permit Data

Premises: 27-21 44 DRIVE QUEENS **Filed At: 27-21 44TH DRIVE QUEENS**

BIN: 4003505 Block: 268 Lot: 4 **Job Type: A2 - ALTERATION TYPE 2**

View Permit History | Printable (PDF) version of this Permit | **Inspection History**

DOB NOW: *Inspections*

Job No:	421153520			**Fee:**	STANDARD
Permit No:	421153520-01-EW-SD	**Issued:**	05/12/2016	**Expires:**	05/12/2017
Seq. No.:	02	**Filing Date:**	05/12/2016 ERENEWAL	**Status:**	ISSUED
Work:		**Proposed Job Start:**	05/20/2015	**Work Approved:**	04/21/2015

ALTERATION TYPE 2 - STANDPIPE
HEREWITH FILING TEMPORARY STANDIPE APPLICATION IN CONJUCTION WITH NEW BUILDING
JOB # 420652537

Use: R-2 - RESIDENTIAL: APARTMENT HOUSES **Landmark:** NO **Stories:** 26
Site Fill: NOT APPLICABLE
Review is requested under Building Code: 2014

Issued to: MAYER FRIED

FIRE SUPPRESSION CONTRACTOR B

Business: TRISTATE FIRE SPRINKLER
169 CLASSON AVENUE, 2ND FLR BROOKLYN NY 11205

License No: FS 001054

Phone: 718-237-1100

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

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NYC Department of Buildings

Work Permit Data

Premises: 27-21 44 DRIVE QUEENS **Filed At: 27-21 44 DRIVE QUEENS**

BIN: 4003505 Block: 268 Lot: 4 **Job Type: A3 - ALTERATION TYPE 3**

View Permit History | Printable (PDF) version of this Permit

DOB NOW: *Inspections*

Job No:	421246486			**Fee:**	STANDARD
Permit No:	421246486-01-EQ-OT	**Issued:**	12/16/2016	**Expires:**	12/16/2017
Seq. No.:	02	**Filing Date:**	12/16/2016 RENEWAL	**Status:**	ISSUED
Work:		**Proposed Job Start:**	12/21/2015	**Work Approved:**	12/21/2015

ALTERATION TYPE 3 - CONSTRUCTION EQUIPMENT - OTHER
INSTALLATION OF BAODA (MODEL SCD280)DUAL CAGE PERSONNEL/MATERIAL HOIST AS PER PLANS IN CONJUNCTION WITH NB CONSTRUCTION. NO CHANGE IN USE, EGRESS OR OCCUPANCY.HOIST TO COMPLY WITH CHAPTER 33 OF NYC BUILDING CODE OF 2015.

Use: R-2 - RESIDENTIAL: APARTMENT HOUSES **Landmark:** NO **Stories:** 26

Review is requested under Building Code: 2014

Issued to: CHRISTOPHER DOWNES

GENERAL CONTRACTOR - NON-REGISTERED: GC 032158

Business: EVEREST SCAFFOLDING INC
1150 LONGWOOD AVE BRONX NY 10474

Phone: 718-328-1004

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

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NYC Department of Buildings

Work Permit Data

Premises: 27-21 44 DRIVE QUEENS **Filed At: 27-21 44 DRIVE QUEENS**

BIN: 4003505 Block: 268 Lot: 4 **Job Type: A2 - ALTERATION TYPE 2**

Printable (PDF) version of this Permit | **Inspection Results**

DOB NOW: *Inspections*

Job No:	421386912			**Fee:**	STANDARD
Permit No:	421386912-01-PL	**Issued:**	10/18/2016	**Expires:**	10/18/2017
Seq. No.:	01	**Filing Date:**	10/18/2016 INITIAL	**Status:**	ISSUED
Work:		**Proposed Job Start:**	10/18/2016	**Work Approved:**	10/13/2016

PLUMBING - ALTERATION TYPE 2

INSTALLATION OF GAS LINE TO USE PTAC HEATERS FOR TEMPORARY HEAT DURING WINTER MONTHS ON NEW BUILDING CONSTRUCTION FOR PLASTERING AND CONCRETE FDNY PERMIT. NEW BUILDING CONSTRUCTION NO CHANGE TO EGRESS, COO, OR ZONING.

Use: R-2 - RESIDENTIAL: APARTMENT HOUSES **Landmark:** NO **Stories:** 27

Site Fill: NOT APPLICABLE

Review is requested under Building Code: 2014

Issued to: ANTHONY P GOFFREDO **MASTER PLUMBER**

Business: TRUE NORTH MECHANICAL LLC **License No:** MP 000768

130 26TH STREET BROOKLYN NY 11232 **Phone:** 718-768-8811

Filing Represntative: GRICHELLE BAUCAGE

Business: TRUE NORTH MECHANICAL LLC **Phone:** 718-768-8811

130 26 STREET BROOKLYN NY 11232

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

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NYC Department of Buildings

Work Permit Data

Premises: 27-21 44 DRIVE QUEENS **Filed At: 27-21 44TH DRIVE QUEENS**

BIN: 4003505 Block: 268 Lot: 4 **Job Type: A2 - ALTERATION TYPE 2**

CONCRETE WORK NOT AUTHORIZED - CONCRETE PLACEMENT, FORMWORK, STEEL REINFORCING NOT PERMITTED

Printable (PDF) version of this Permit

DOB NOW: *Inspections*

Job No:	421402413			**Fee:**	STANDARD
Permit No:	421402413-01-EW-OT	**Issued:**	03/16/2017	**Expires:**	07/01/2017
Seq. No.:	01	**Filing Date:**	03/16/2017 INITIAL	**Status:**	ISSUED
Work:		**Proposed Job Start:**	03/16/2017	**Work Approved:**	03/16/2017

ALTERATION TYPE 2 - GEN. CONSTR.
THIS APPLICATION IS FILED FOR A TEMPORARY USE PERMIT FOR A SALES OFFICE INCLUDING MODEL APARTMENTS PERSUANT TO SECTION AC 28-111 AND BUILDING BULLETIN 2010-002.

Use: R-2 - RESIDENTIAL: APARTMENT HOUSES **Landmark:** NO **Stories:** 27
Site Fill: NOT APPLICABLE
Review is requested under Building Code: 2014

Adding more than three stories: No
Removing one or more stories: No
Performing work in 50% or more of the area of the building: No
Demolishing 50% or more of the area of the building: No
Performing a vertical or horizontal enlargement adding more than 25% of the area of the building: No
Mechanical equipment other than handheld devices to be used for demolition or removal of debris to be used: No

Approved work includes concrete: No
Concrete work has been completed: No
Requesting concrete exclusion now: No
Work includes 2,000 cubic yards or more of concrete: No

Issued to: DAVID K SJAUW
GC SAFETY REGISTRATION: GC 613560

Business: S2 CONSTRUCTION LLC
42-22 22ND STREET LONG ISLAND CIT NY 11101 **Phone:** 718-906-2201

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Work Permit Data

Premises: 27-21 44 DRIVE QUEENS **Filed At: 27-21 44TH DRIVE QUEENS**

BIN: 4003505 Block: 268 Lot: 4 **Job Type: A3 - ALTERATION TYPE 3**

DOB NOW: *Inspections*

Job No:	440206475			**Fee:**	STANDARD
Permit No:	440206475-01-EQ-SH	**Issued:**	03/13/2015	**Expires:**	03/12/2016
Seq. No.:	01	**Filing Date:**	03/13/2015 INITIAL	**Status:**	ISSUED
Work:		**Proposed Job Start:**	03/13/2015	**Work Approved:**	03/12/2015

ALTERATION TYPE 3 - CONSTRUCTION EQUIPMENT - SIDEWALK-SHED
ERECT SIDEWALK SHED AS SHOWN ON PLANS. INSTALLATION SHALL COMPLY WITH BSA-51-74-SM, LL-33/91, CHAPTER 33 OF 2014 BC. NO CHANGE IN EGRESS, OCCUPANCY OR USE ASSOCIATED WITH THIS PERMIT.

Electrical Application Number for Shed Lighting: A335453

Use: B - BUSINESS **Landmark:** NO **Stories:** 1

Review is requested under Building Code: 2014

Issued to: CHRISTOPHER DOWNES

GENERAL CONTRACTOR - NON-REGISTERED: GC 032158

Business: EVEREST SCAFFOLDING INC
1150 LONGWOOD AVE BRONX NY 10474

Phone: 718-328-1004

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

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Work Permit Data

Premises: 27-21 44 DRIVE QUEENS **Filed At: 27-21 44TH DRIVE QUEENS**

BIN: 4003505 Block: 268 Lot: 4 **Job Type: A2 - ALTERATION TYPE 2**

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DOB NOW: *Inspections*

Job No:	440228068			**Fee:**	STANDARD
Permit No:	440228068-01-EW-SP	**Issued:**	10/10/2016	**Expires:**	10/10/2017
Seq. No.:	02	**Filing Date:**	10/10/2016 ERENEWAL	**Status:**	ISSUED
Work:		**Proposed Job Start:**	10/20/2015	**Work Approved:**	09/15/2015

ALTERATION TYPE 2 - SPRINKLER

HEREWITH FILING SPRINKLER/STANDPIPE WORK IN CONJUNCTION WITH NB JOB #420652537

Use: R-2 - RESIDENTIAL: APARTMENT HOUSES **Landmark:** NO **Stories:** 26

Site Fill: NOT APPLICABLE

Review is requested under Building Code: 2014

Issued to: MAYER FRIED

FIRE SUPPRESSION CONTRACTOR B

Business: TRISTATE FIRE SPRINKLER

169 CLASSON AVENUE, 2ND FLR BROOKLYN NY 11205

License No: FS 001054

Phone: 718-237-1100

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

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Work Permit Data

Premises: 27-21 44 DRIVE QUEENS **Filed At: 27-21 44TH DRIVE QUEENS**

BIN: 4003505 Block: 268 Lot: 4 **Job Type: A2 - ALTERATION TYPE 2**

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DOB NOW: *Inspections*

Job No:	440228068			**Fee:**	STANDARD
Permit No:	440228068-01-EW-SD	**Issued:**	10/10/2016	**Expires:**	10/10/2017
Seq. No.:	02	**Filing Date:**	10/10/2016 ERENEWAL	**Status:**	ISSUED
Work:		**Proposed Job Start:**	10/20/2015	**Work Approved:**	09/15/2015

ALTERATION TYPE 2 - STANDPIPE

HEREWITH FILING SPRINKLER/STANDPIPE WORK IN CONJUNCTION WITH NB JOB #420652537

Use: R-2 - RESIDENTIAL: APARTMENT HOUSES **Landmark:** NO **Stories:** 26

Site Fill: NOT APPLICABLE

Review is requested under Building Code: 2014

Issued to: MAYER FRIED

FIRE SUPPRESSION CONTRACTOR B

Business: TRISTATE FIRE SPRINKLER

169 CLASSON AVENUE, 2ND FLR BROOKLYN NY 11205

License No: FS 001054

Phone: 718-237-1100

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Work Permit Data

Premises: 27-21 44 DRIVE QUEENS **Filed At: 27-21 44 DRIVE QUEENS**

BIN: 4003505 Block: 268 Lot: 4 **Job Type: A3 - ALTERATION TYPE 3**

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DOB NOW: *Inspections*

Job No:	440260799			**Fee:**	STANDARD
Permit No:	440260799-01-EQ-SH	**Issued:**	10/07/2016	**Expires:**	10/07/2017
Seq. No.:	02	**Filing Date:**	10/07/2016 RENEWAL	**Status:**	ISSUED
Work:		**Proposed Job Start:**	10/20/2015	**Work Approved:**	10/19/2015

ALTERATION TYPE 3 - CONSTRUCTION EQUIPMENT - SIDEWALK-SHED
PROPOSED INSTALLATION OF HEAVY DUTY SIDEWALK SHED AS PER PLANS. NO CHANGE IN USE, EGRESS OR OCCUPANCY.

Electrical Application Number for Shed Lighting: A342100

Use: R-2 - RESIDENTIAL: APARTMENT HOUSES **Landmark:** NO **Stories:** 26

Review is requested under Building Code: 2014

Issued to: CHRISTOPHER DOWNES

GENERAL CONTRACTOR - NON-REGISTERED: GC 032158

Business: EVEREST SCAFFOLDING INC
1150 LONGWOOD AVE BRONX NY 10474

Phone: 718-328-1004

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

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Work Permit Data

Premises: 27-21 44 DRIVE QUEENS **Filed At: 27-21 44 DRIVE QUEENS**

BIN: 4003505 Block: 268 Lot: 4 **Job Type: A3 - ALTERATION TYPE 3**

DOB NOW: *Inspections*

Job No:	440263705			**Fee:**	STANDARD
Permit No:	440263705-01-EQ-OT	**Issued:**	12/11/2015	**Expires:**	12/10/2016
Seq. No.:	01	**Filing Date:**	11/18/2015 INITIAL	**Status:**	ISSUED
Work:		**Proposed Job Start:**	12/11/2015	**Work Approved:**	11/13/2015

ALTERATION TYPE 3 - CONSTRUCTION EQUIPMENT - OTHER
INSTALLATION OF (2) JEKKO MODEL (SPX 527 CDH) SPIDER CRANES, AS PER PLANS IN CONJUNCTION WITH NB CONSTRUCTION. NO CHANGE IN USE, EGRESS ,OR OCCUPANCY. CRANES TO COMPLY WITH CHAPTER 33 OF THE NYC BUILDING CODE OF 2014.

Use: R-2 - RESIDENTIAL: APARTMENT HOUSES **Landmark:** NO **Stories:** 26

Review is requested under Building Code: 2014

Issued to: DAVID K SJAUW

GC SAFETY REGISTRATION: GC 613560

Business: S2 CONSTRUCTION LLC
42-22 22ND STREET LONG ISLAND CIT NY 11101

Phone: 718-906-2201

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Work Permit Data

Premises: 27-21 44 DRIVE QUEENS **Filed At: 27-21 44 DRIVE QUEENS**

BIN: 4003505 Block: 268 Lot: 4 **Job Type: A3 - ALTERATION TYPE 3**

DOB NOW: *Inspections*

Job No:	440282310			**Fee:**	STANDARD
Permit No:	440282310-01-EQ-OT	**Issued:**	01/20/2016	**Expires:**	01/19/2017
Seq. No.:	01	**Filing Date:**	01/20/2016 INITIAL	**Status:**	ISSUED
Work:		**Proposed Job Start:**	01/20/2016	**Work Approved:**	01/19/2016

ALTERATION TYPE 3 - CONSTRUCTION EQUIPMENT - OTHER
INSTALLATION OF ROOF PROTECTION AS PER PLANS DURING NB CONSTRUCTION. NO CHANGE IN USE, EGRESS, OR OCCUPANCY. ROOF PROTECTION TO COMPLY WITH CHAPTER 33 OF THE NYC BUILDING CODE OF 2014.

Use: R-2 - RESIDENTIAL: APARTMENT HOUSES **Landmark:** NO **Stories:** 26

Review is requested under Building Code: 2014

Issued to: DANIEL WEISSMAN

GENERAL CONTRACTOR - NON-REGISTERED: GC 603361

Business: P-GOOM INC
222 W 37TH STREET 3RD FL NEW YORK NY 10018 **Phone:** 718-937-3570

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Work Permit Data

Premises: 27-21 44 DRIVE QUEENS **Filed At: 27-21 44 DRIVE QUEENS**

BIN: 4003505 Block: 268 Lot: 4 **Job Type: A3 - ALTERATION TYPE 3**

DOB NOW: *Inspections*

Job No:	440300176			**Fee:**	STANDARD
Permit No:	440300176-01-EQ-OT	**Issued:**	04/01/2016	**Expires:**	04/01/2017
Seq. No.:	01	**Filing Date:**	04/01/2016 INITIAL	**Status:**	ISSUED
Work:		**Proposed Job Start:**	04/01/2016	**Work Approved:**	03/31/2016

ALTERATION TYPE 3 - CONSTRUCTION EQUIPMENT - OTHER
PROPOSED INSTALLATION OF OVERHEAD PROTECTION AS PER PLANS. NO CHANGE IN USE, EGRESS OR OCCUPANCY.

Use: R-2 - RESIDENTIAL: APARTMENT HOUSES **Landmark:** NO **Stories:** 26

Review is requested under Building Code: 2014

Issued to: DANIEL WEISSMAN

GENERAL CONTRACTOR - NON-REGISTERED: GC 603361

Business: P-GOOM INC
222 W 37TH STREET 3RD FL NEW YORK NY 10018 **Phone:** 718-937-3570

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Work Permit Data

Premises: 27-21 44 DRIVE QUEENS **Filed At: 27-21 44 DRIVE QUEENS**

BIN: 4003505 Block: 268 Lot: 4 **Job Type: A2 - ALTERATION TYPE 2**

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DOB NOW: *Inspections*

Job No:	440336487			**Fee:**	STANDARD
Permit No:	440336487-01-EW-BL	**Issued:**	11/16/2016	**Expires:**	11/05/2017
Seq. No.:	01	**Filing Date:**	11/16/2016 INITIAL	**Status:**	ISSUED
Work:		**Proposed Job Start:**	11/16/2016	**Work Approved:**	09/21/2016

ALTERATION TYPE 2 - BOILER
INSTALLATION OF BOILER IN CONJUCTION WITH NEW BUILDING

Use: R-2 - RESIDENTIAL: APARTMENT HOUSES **Landmark:** NO **Stories:** 27
Site Fill: NOT APPLICABLE
Review is requested under Building Code: 2014

Issued to: ANTHONY P GOFFREDO **MASTER PLUMBER**
Business: TRUE NORTH MECHANICAL LLC **License No:** MP 000768
130 26TH STREET BROOKLYN NY 11232 **Phone:** 718-768-8811

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Work Permit Data

Premises: 27-21 44 DRIVE QUEENS **Filed At: 27-21 44 DRIVE QUEENS**

BIN: 4003505 Block: 268 Lot: 4 **Job Type: A2 - ALTERATION TYPE 2**

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DOB NOW: *Inspections*

Job No:	440336496			**Fee:**	STANDARD
Permit No:	440336496-01-EW-MH	**Issued:**	12/05/2016	**Expires:**	07/01/2017
Seq. No.:	01	**Filing Date:**	12/05/2016 INITIAL	**Status:**	ISSUED
Work:		**Proposed Job Start:**	12/05/2016	**Work Approved:**	11/21/2016

ALTERATION TYPE 2 - MECH/HVAC

INSTALLATION OF GAS EMERGENCY GENERATOR IN CONJUCTION WITH NEW BUILDING

Use: R-2 - RESIDENTIAL: APARTMENT HOUSES **Landmark:** NO **Stories:** 27

Site Fill: NOT APPLICABLE

Review is requested under Building Code: 2014

Issued to: DAVID K SJAUW

GC SAFETY REGISTRATION: GC 613560

Business: S2 CONSTRUCTION LLC

42-22 22ND STREET LONG ISLAND CIT NY 11101 **Phone:** 718-906-2201

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Work Permit Data

Premises: 27-21 44 DRIVE QUEENS **Filed At: 27-21 44 DRIVE QUEENS**

BIN: 4003505 Block: 268 Lot: 4 **Job Type: A3 - ALTERATION TYPE 3**

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DOB NOW: *Inspections*

Job No:	440338555			**Fee:**	STANDARD
Permit No:	440338555-01-EQ-SF	**Issued:**	08/28/2016	**Expires:**	08/28/2017
Seq. No.:	01	**Filing Date:**	08/28/2016 INITIAL	**Status:**	ISSUED
Work:		**Proposed Job Start:**	08/28/2016	**Work Approved:**	08/24/2016

ALTERATION TYPE 3 - CONSTRUCTION EQUIPMENT - SCAFFOLD
PROPOSED INSTALLATION OF PIPE SCAFFOLD AS PER PLANS. NO CHANGE IN USE, EGRESS OR OCCUPANCY.

Use: R-2 - RESIDENTIAL: APARTMENT HOUSES **Landmark:** NO **Stories:** 26

Review is requested under Building Code: 2014

Issued to: DANIEL WEISSMAN

GENERAL CONTRACTOR - NON-REGISTERED: GC 603361

Business: P-GOOM INC
222 W 37TH STREET 3RD FL NEW YORK NY 10018 **Phone:** 718-937-3570

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Work Permit Data

Premises: 27-21 44 DRIVE QUEENS **Filed At: 27-21 44 DRIVE QUEENS**

BIN: 4003505 Block: 268 Lot: 4 **Job Type: A3 - ALTERATION TYPE 3**

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DOB NOW: *Inspections*

Job No:	440377236			**Fee:**	STANDARD
Permit No:	440377236-01-EQ-OT	**Issued:**	01/19/2017	**Expires:**	01/19/2018
Seq. No.:	01	**Filing Date:**	01/17/2017 INITIAL	**Status:**	ISSUED
Work:		**Proposed Job Start:**	01/19/2017	**Work Approved:**	01/13/2017

ALTERATION TYPE 3 - CONSTRUCTION EQUIPMENT - OTHER
PROPOSED INSTALLATION OF EASY SCALE SUSPENDED SCAFFOLD AS PER PLANS. NO CHANGE IN USE, EGRESS OR OCCUPANCY.

Use: R-2 - RESIDENTIAL: APARTMENT HOUSES **Landmark:** NO **Stories:** 26

Review is requested under Building Code: 2014

Issued to: DANIEL WEISSMAN

GENERAL CONTRACTOR - NON-REGISTERED: GC 603361

Business: P-GOOM INC
222 W 37TH STREET 3RD FL NEW YORK NY 10018 **Phone:** 718-937-3570

Filing Represntative: C/G/M/L/J/N LY/MC/RA/EI/SE/SO
Business: AE DESIGN SOLUTION INC **Phone:** 212-226-6816
71 LEONARD STREET NEW YORK NY 10013

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