

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

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

December 30, 2023

Claude LaBorde
Rochdale Village, Inc.
169-65 137th Avenue
Jamaica, NY 11434
claborde@rochdalevillage.com

Re: Certificate of Completion
HIP Cleaners (Rochdale Village Mall #2)
Queens, Queens County
Site No. C241166

Dear Claude LaBorde,

Congratulations on having satisfactorily completed the remedial program at the HIP Cleaners (Rochdale Village Mall #2) site. Enclosed please find an original, signed Certificate of Completion (COC). The New York State Department of Environmental Conservation (NYSDEC) is pleased to inform you that the Final Engineering Report is hereby approved, allowing the COC to be issued for the above-referenced site.

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

- If you are the site owner, you must record the Notice of Certificate of Completion in the recording office for the county (or counties) where any portion of the site is located within 30 days of issuance of the COC; or if you are a prospective purchaser of the site, you must record the Notice within 30 days of the date that you acquire the site. If you are a non-owner, you must work with the owner to assure the Notice is recorded within the time frame specified. A standard Notice of Certificate of Completion form is attached to this letter.
- Provide electronic copies of the recorded Notice and proof of recording to NYSDEC's project manager. Please return the hard copy of the proof of recording to:

Erick Bower, Bureau B
New York State Department of Environmental Conservation
Division of Environmental Remediation
625 Broadway, 12th Floor
Albany, NY 12233-7016



- Provide the Notice of Certificate of Completion to the Document Repositories within 10 days of issuance of the COC. NYSDEC will develop a fact sheet announcing the issuance of the COC and describing the institutional and engineering controls (IC/ECs), if any, that are required at the site and distribute it to the County Listserv within 10 days;
- Implement NYSDEC-approved Site Management Plan (SMP) which details the activities necessary to assure the performance, effectiveness, and protectiveness of the remedial program; and you must report the results of these activities to NYSDEC in a Periodic Review Report (PRR) which also includes any required IC/EC Certifications. The site IC/ECs are identified on the attached Site Management Form. The first PRR including the certification of the IC/ECs is due to NYSDEC in April 2025.

If you have any questions, please do not hesitate to contact Erick Bower, NYSDEC's project manager, at 518-402-9824.

Sincerely,

Andrew Guglielmi

Andrew Guglielmi
Division Director
Division of Environmental Remediation

ec w/ enclosure:

C. Vooris – NYSDOH, christine.vooris@health.ny.gov
Scarlett McLaughlin – NYSDOH, scarlett.mclaughlin@health.ny.gov
Anthony Perretta – NYSDOH, anthony.perretta@health.ny.gov
Matthew Carroll, P.E. – Tenen Environmental, mcarroll@tenen-env.com
Robert A. Stout Jr. – Whiteman Osterman & Hanna LLP, rstout@woh.com
Scott Fein Esq. – Whiteman Osterman & Hanna LLP, sfein@woh.com
Matt Gokey, matthew.gokey@tax.ny.gov
Paul Takac, paul.takac@tax.ny.gov

ec w/o enclosure:

J. O'Connell, K. Lewandowski, S. Deyette, W. Bennett, E. Bower, L. Schmidt,
G. Nam

NYSDEC BROWNFIELD CLEANUP PROGRAM (BCP)

CERTIFICATE OF COMPLETION

CERTIFICATE HOLDER(S):

Name

Rochdale Village, Inc.

Address

169-65 137th Avenue, Jamaica, NY 11434

BROWNFIELD CLEANUP AGREEMENT:

Application Approval: 10/7/14 **Agreement Execution:** 2/13/15

Agreement Index No.: C241166-10-14

Application Amendment Approval: none

Agreement Amendment Execution: 6/16/20

SITE INFORMATION:

Site No.: C241166 **Site Name:** HIP Cleaners (Rochdale Village Mall #2)

Site Owner: Rochdale Village, Inc.

Street Address: 169-47 137th Avenue a/k/a 163-15 Baisley Boulevard

Municipality: Queens **County:** Queens **DEC Region:** 2

Site Size: 0.062 Acres

Tax Map Identification Number(s): p/o 12495-2

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

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

CERTIFICATE ISSUANCE

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

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

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

Allowable Uses under the BCP: Commercial and Industrial

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

Tax Credit Provisions:

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

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

The Remedial Program includes use restrictions or reliance on the long term employment of institutional or engineering controls which are contained in the approved Site Management Plan and an Environmental Easement granted pursuant to ECL Article 71, Title 36 which has been duly recorded in the Recording Office for Queens County as 2019000379283.

LIABILITY LIMITATION

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

CERTIFICATE TRANSFERABILITY

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

CERTIFICATE MODIFICATION/REVOCATION

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

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

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

Basil Seggos
Commissioner
New York State Department of Environmental Conservation

By: Andrew Guglielmi Date: 12/30/2023

Andrew O. Guglielmi, Director
Division of Environmental Remediation

EXHIBIT A
Site Description

SCHEDULE "A" PROPERTY DESCRIPTION

Environmental Easement Metes and Bounds Description

ALL THAT CERTAIN PLOT, piece or parcel of land, situate, lying and being in the Borough and County of Queens, City and State of New York; being more particularly bounded and described as follows:

BEGINNING at the northeasterly corner of the building currently located at 169-47 137th Street, said point being designated with coordinate North 184,836.62, East 1,047,864.58 according to the New York State Coordinate System, North American Datum 1983, Long Island Zone; running thence the following courses and distances:

- 1.) Along the easterly face of the building currently located at 169-47 137th Street, South 18°- 31'- 32" West, a distance of 26.50 feet to a point designated with coordinate North 184,811.50, East 1,047,856.16; thence
- 2.) Through the approximate center of the partition wall between 169-47 137th Street and the unit to the south, North 71°- 28'- 28" West, a distance of 101.60 feet to a point designated with coordinate North 184,843.78, East 1,047,759.83; thence
- 3.) Along the westerly face of the building, North 18°- 31'- 32" East, a distance of 26.50 feet to the northwesterly corner of the building to a point designated with coordinate North 184,868.91, East 1,047,768.25; thence
- 4.) Along the northerly face of the building, South 71°-28'- 28" East, a distance of 101.60 feet to the place or point of beginning.

Containing 2,692 square feet or 0.0618 acre of land, more or less.

EXHIBIT B
Survey



METES AND BOUNDS DESCRIPTION

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

BEGINNING AT THE NORTHEASTERLY CORNER OF THE BUILDING CURRENTLY LOCATED AT 169-47 137th STREET, SAID POINT BEING DESIGNATED WITH COORDINATE NORTH 184,836.62, EAST 1,047,864.58 ACCORDING TO THE NEW YORK STATE COORDINATE SYSTEM, NORTH AMERICAN DATUM 1983, LONG ISLAND ZONE; RUNNING THENCE THE FOLLOWING COURSES AND DISTANCES:

- 1.) ALONG THE EASTERLY FACE OF THE BUILDING CURRENTLY LOCATED AT 169-47 137th STREET, SOUTH 18°-31'-32" WEST, A DISTANCE OF 26.50 FEET TO A POINT DESIGNATED WITH COORDINATE NORTH 184,811.50, EAST 1,047,856.16, THENCE
- 2.) THROUGH THE APPROXIMATE CENTER OF THE PARTITION WALL BETWEEN 169-47 137th STREET AND THE UNIT TO THE SOUTH, NORTH 71°-28'-28" WEST, A DISTANCE OF 101.60 FEET TO A POINT DESIGNATED WITH COORDINATE NORTH 184,843.78, EAST 1,047,759.83, THENCE
- 3.) ALONG THE WESTERLY FACE OF THE BUILDING, NORTH 18°-31'-32" EAST, A DISTANCE OF 26.50 FEET TO THE NORTHWESTERLY CORNER OF THE BUILDING TO A POINT DESIGNATED WITH COORDINATE NORTH 184,868.91, EAST 1,047,768.25, THENCE
- 4.) ALONG THE NORTHERLY FACE OF THE BUILDING, SOUTH 71°-28'-28" EAST, A DISTANCE OF 101.60 FEET TO THE PLACE OR POINT OF BEGINNING.

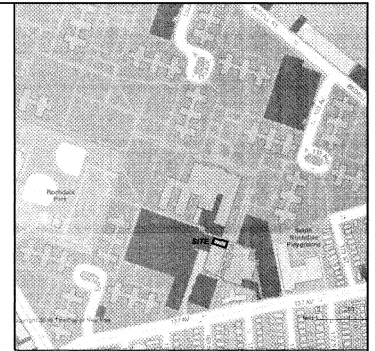
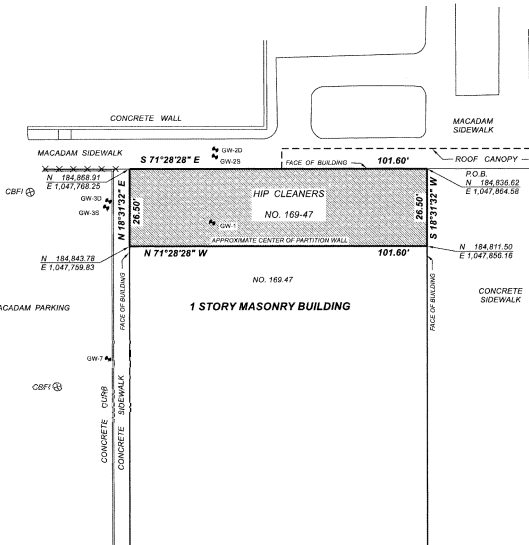
CONTAINING 2,692 SQUARE FEET OR 0.0618 ACRE OF LAND, MORE OR LESS.

LEGEND

- ⊕ CBF1-CATCHBASIN FIELD INLET
- 📍 MONITORING WELL

NOTES:

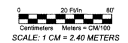
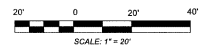
- DATES OF FIELD SURVEY: DECEMBER 4, 2015 AND JULY 15, 2016
- GW-6 SURVEYED DECEMBER 30, 2016
- HORIZONTAL DATUM: NAD 83- LONG ISLAND ZONE- FROM GPS OBSERVATIONS
- VERTICAL DATUM: NAVD 88 FROM GPS OBSERVATIONS
- TAX LOT: PORTION OF BLOCK 12495 LOT 2
- PORTION OF PROPERTY CONVEYED TO: ROCHEDALE VILLAGE, INC. BY DEED DATED 7/13/60 RECORDED IN DEED LIBER 7259 PAGE 475
- AREA: 2,692 S.F. = 0.0618 ACRE
- UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S EMBOSSED SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2, OF THE NEW YORK STATE EDUCATION LAW
- ONLY COPIES OF THIS MAP BEARING THE LICENSED LAND SURVEYOR'S EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID, TRUE COPIES
- UNDERGROUND UTILITIES SUCH AS SEWERAGE DISPOSAL SYSTEMS, DRAINAGE, WATER, GAS, AND/OR ELECTRIC LINES, ETC., ARE NOT SHOWN AND ARE NOT CERTIFIED TO
- GW-7 SURVEYED AUGUST 29, 2018
- THERE ARE NO PONDS, LAKES, SPRINGS, RIVERS OR NATURAL WATER BOUNDARY BORDERING ON OR RUNNING THROUGH THE SURVEYED PROPERTY



KEY MAP

WELL ELEVATION TABLE

ELEVATIONS		
WELL I.D.	TOP OF CASING	TOP OF PVC
GW-1	15.52	15.05
GW-20	15.53	15.07
GW-25	15.67	15.26
GW-30	15.03	14.64
GW-35	15.07	14.76
GW-6	16.79	16.53
GW-7	14.88	14.53



I HEREBY CERTIFY TO THE PARTIES LISTED BELOW THAT THIS MAP IS BASED ON AN ACTUAL FIELD SURVEY COMPLETED ON JULY 15, 2016 AND WAS PREPARED IN ACCORDANCE WITH THE CURRENT EXISTING CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS, INC.

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION



DONALD R. STEDJE, L.S., No. 49759

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

REVISIONS		ENVIRONMENTAL EASEMENT PREPARED FOR	
13/20/16- GW-6 LOCATION AND ELEVATIONS, NOTES		HIP CLEANERS ROCHDALE VILLAGE	
8/29/18- GW-7 LOCATION AND ELEVATIONS, NOTES			
6/13/19- AREA, DEED REFERENCE, WATER BOUNDARY NOTE		169-47 137th STREET JAMAICA	NEW YORK AUGUST 11, 2016
7/31/19- KEY MAP, PAGE 2, ORIGINAL DESCRIPTION		QUEENS COUNTY SCALE: 1" = 20'	
9/3/19- COORDINATES, DESCRIPTION		DONALD R. STEDJE, P.L.S. 112 MURRAY AVENUE GOSHEN, NY 10924 (845) 325-9734	JOB NO. 14858

ORIGINAL RECORD DESCRIPTION

All those certain plots, pieces or parcels of land, situate, lying and being in the Fourth Ward, of the Borough of Queens, in the City of New York, County of Queens, City and State of New York, bounded and described as follows according to the meridian of the Topographical Bureau of the Borough of Queens, as follows:

PARCEL A

BEGINNING at the corner formed by the intersection of the northeasterly side of New York Blvd., 80 feet wide, with the southwesterly side of Baisley Blvd., 80 feet wide;
running thence along the southeasterly side of Baisley Blvd. the following four courses and distances:
1. North 19 degrees 41 minutes 20 seconds East 478.80 feet to a point of curve;
2. Northerly along a curve bearing to the right having a radius of 774.966 feet a distance of 243.35 feet to a point;
3. North 37 degrees 40 minutes 50 seconds East 809.54 feet to a point;
4. North 31 degrees 37 minutes 30 seconds East 146.10 feet to the land of the Long Island Railroad Company;
thence South 79 degrees 51 minutes 20 seconds East along the land of the Long Island Railroad Company 2,656.20 feet to the westerly extremity of Parcel 356 on Right of Way Map 346 acquired by The People of the State of New York in proceeding No. 1560 Elimination of Grade Crossing, Long Island Railroad (Montauk Division) Jamaica to Rosedale, County of Queens;
thence South 77 degrees 12 minutes 47 seconds East along said parcel acquired by The People of the State of New York 130.14 feet to a point;
thence South 79 degrees 51 minutes 20 seconds East and still along said parcel acquired by The People of the State of New York 548.92 feet;
thence South 44 degrees 37 minutes 19 seconds West 272.44 feet;
thence North 44 degrees 55 minutes 38 seconds West 6 feet;
thence South 44 degrees 37 minutes 19 seconds West 200 feet;
thence South 44 degrees 55 minutes 38 seconds East 6 feet;
thence South 44 degrees 37 minutes 19 seconds West 160 feet;
thence North 44 degrees 55 minutes 38 seconds West 6 feet;
thence South 44 degrees 37 minutes 19 seconds West 100 feet;
thence South 44 degrees 55 minutes 38 seconds East 6 feet;
thence South 44 degrees 37 minutes 19 seconds West 160 feet;
thence North 44 degrees 55 minutes 38 seconds West 6 feet;
thence South 44 degrees 37 minutes 19 seconds West 100 feet;
thence North 44 degrees 55 minutes 38 seconds East 6 feet;
thence South 44 degrees 37 minutes 19 seconds West 60 feet;
thence North 44 degrees 55 minutes 38 seconds West 6 feet;
thence South 44 degrees 37 minutes 19 seconds West 90.62 feet;
thence South 40 degrees 06 minutes 35 seconds East 348.44 feet to the northwesterly side of 137th Avenue, 80 feet wide;
thence South 49 degrees 31 minutes 52 seconds East along the northwesterly side of 137th Avenue 1,516.67 feet to a point;
thence South 30 degrees 42 minutes 20 seconds West, still along the northwesterly side of 137th Avenue 172.96 feet to the corner formed by the intersection of the northwesterly side of 137th Avenue with the northeasterly side of New York Blvd.;
thence along the northeasterly side of New York Blvd. the two following courses and distances:
1. North 59 degrees 17 minutes 40 seconds West 877.95 feet to a point;
2. North 59 degrees 10 minutes 59 seconds West 1,806.40 feet to the corner formed by the intersection of the northeasterly side of New York Blvd. with the southeasterly side of Baisley Blvd. at the place or point of beginning.

PARCEL B

BEGINNING at the corner formed by the intersection of the easterly side of 131st Avenue, 50 feet wide, with the northerly side of 161st Street, 50 feet wide;
running thence North 14 degrees 24 minutes 57 seconds East along the easterly side of 131st Avenue 252.31 feet;
thence North 44 degrees 26 minutes 07 seconds West crossing 131st Avenue 161 feet;
thence North 33 degrees 39 minutes 45 seconds East 23.15 feet to the southwesterly side of New York Boulevard 80 feet wide;
thence South 59 degrees 10 minutes 59 seconds East along the southwesterly side of New York Boulevard 416.07 feet to the center line of 132nd Avenue, 60 feet wide;
thence South 14 degrees 26 minutes 47 seconds West along the center line of 132nd Avenue 240.81 feet to the easterly prolongation of the northerly side of 161st Street;
thence North 73 degrees 35 minutes 03 seconds West along the easterly prolongation of the northerly side of 161st Street and along the northerly side of 161st Street 270.01 feet to the corner formed by the intersection of the northerly side of 161st Street with the easterly side of 131st Avenue, at the place or point of beginning.

PARCEL C

BEGINNING at the corner formed by the intersection of the southeasterly side of 137th Avenue, 80 feet wide, with the northeasterly side of New York Blvd., 80 feet wide;
running thence North 30 degrees 42 minutes 30 seconds East along the southeasterly side of 137th Avenue, 156.87 feet;
thence South 58 degrees 09 minutes 26 seconds East 203.53 feet to a point;
thence South 58 degrees 19 minutes 04 seconds East 6.53 feet;
thence South 52 degrees 04 minutes 04 seconds West 6.36 feet;
thence South 58 degrees 49 minutes 46 seconds East 263.86 feet;
thence North 58 degrees 03 minutes 18 seconds East 2.95 feet;
thence South 59 degrees 19 minutes 04 seconds East 0.87 of a foot to the northwesterly side of 140th Avenue, 50 feet wide;
thence South 54 degrees 25 minutes 44 seconds West along the northwesterly side of 140th Avenue 161.93 feet to the corner formed by the intersection of the northwesterly side of 140th Avenue with the northwesterly side of New York Blvd.;
thence North 59 degrees 17 minutes 40 seconds West along the northeasterly side of New York Blvd. 408.89 feet to the corner formed by the intersection of the northwesterly side of New York Blvd. with the southeasterly side of 137th Avenue, at the place or point of beginning.

PARCEL D

BEGINNING at the corner formed by the intersection of the westerly side of 129th Avenue, 60 feet wide, with the southwesterly side of 172nd Street, 30 feet wide;
running thence South 10 degrees 08 minutes 40 seconds West along the westerly side of 129th Avenue, 52.12 feet to the northerly line of Parcel 290 on Right of Way Map 280 acquired by the People of the State of New York in Proceeding No. 1560 Elimination of Grade Crossing, Long Island Railroad (Montauk Division), Jamaica to Rosedale, County of Queens;
thence along said parcel acquired by the People of the State of New York the following three courses and distances:
1.) North 79 degrees 51 minutes 20 seconds West 206 feet to a point;
2.) North 78 degrees 49 minutes 28 seconds West 500.08 feet to a point;
3.) North 79 degrees 51 minutes 20 seconds West 178.42 feet to the easterly side of Baisley Blvd. 80 feet wide;
thence along the easterly side of Baisley Blvd. the following two courses and distances:
1.) North 31 degrees 37 minutes 30 seconds East 481.11 feet to a point;
2.) North 17 degrees 42 minutes 18 seconds East 28.73 feet to the corner formed by the intersection of the easterly side of Baisley Blvd. with the southwesterly side of 172nd Street, 30 feet wide;
thence South 37 degrees 37 minutes 00 seconds East and part of the distance along the southwesterly side of 172nd Street 255.79 feet;
thence North 45 degrees 36 minutes 15 seconds East 124.40 feet to southwesterly side of 172nd Street
thence South 40 degrees 32 minutes 10 seconds East along the southwesterly side of 172nd Street 572.32 feet to the corner formed by the intersection of the southwesterly side of 172nd Street with the westerly side of 129th Avenue, at the place or point of beginning.

PARCEL E

BEGINNING at a point on the southeasterly side of 128th Avenue, 50 feet wide, distant 159 feet northeasterly from the corner formed by the intersection of the southeasterly side of 128th Avenue with the northeasterly side of 174th Place, 50 feet wide;
running thence North 48 degrees 15 minutes 05 seconds East along the southeasterly side of 128th Avenue 70 feet;
thence South 41 degrees 44 minutes 55 seconds East 107 feet to the southerly boundary line of "Map of South Jamaica Place";
thence North 42 degrees 39 minutes 25 seconds East along the southerly boundary line of "Map of South Jamaica Place" 379.81 feet;
thence North 41 degrees 44 minutes 55 seconds West 65.67 feet to the southeasterly side of 128th Avenue;
thence North 48 degrees 15 minutes 05 seconds East along the southeasterly side of 128th Avenue 71.71 feet to the corner formed by the intersection of the southeasterly side of 128th Avenue with the southwesterly side of Maestrich St., 50 feet wide;
thence South 30 degrees 40 minutes 55 seconds East along the southwesterly side of Maestrich St. 150.66 feet to the corner formed by the intersection of the southwesterly side of Maestrich St. with the northwesterly side of 129th Avenue, 60 feet wide;
thence South 43 degrees 39 minutes 35 seconds West along the northwesterly side of 129th Avenue 79.82 feet to a point;
thence South 48 degrees 51 minutes 25 seconds West still along the northwesterly side of 129th Avenue 569.28 feet to the corner formed by the intersection of the northwesterly side of 129th Avenue with the northeasterly side of 174th Place;
thence North 41 degrees 44 minutes 55 seconds West along the northwesterly side of 174th Place 19.10 feet to the southerly boundary line of "Map of South Jamaica Place";
thence North 42 degrees 46 minutes 42 seconds East along the southerly boundary line of "Map of South Jamaica Place" 88.40 feet to a point;
thence North 42 degrees 39 minutes 25 seconds East still along the southerly boundary line of said map 70.34 feet;
thence North 41 degrees 44 minutes 55 seconds West 113.85 feet to the southeasterly side of 128th Avenue, at the place or point of beginning.

PARCEL F

BEGINNING at the corner formed by the intersection of the southeasterly side of 129th Avenue, 80 feet wide, with the westerly side of Maestrich St., 50 feet wide;
running thence South 16 degrees 18 minutes 45 seconds East along the westerly side of Maestrich Street 98.36 feet;
thence South 43 degrees 13 minutes 44 seconds West 20.27 feet;
thence South 23 degrees 02 minutes 50 seconds East 179.31 feet;
thence North 43 degrees 39 minutes 35 seconds East 22.74 feet to the southwesterly side of 176th Street, 50 feet wide;
thence South 46 degrees 20 minutes 25 seconds East along the southwesterly side of 176th Street 100 feet;
thence South 43 degrees 39 minutes 35 seconds West 65.84 feet;
thence South 23 degrees 02 minutes 50 seconds East 27.50 feet;
thence South 24 degrees 18 minutes 50 seconds East 328.73 feet to the southwesterly prolongation of the southeasterly side of 131st Avenue, 50 feet wide;
thence North 43 degrees 39 minutes 35 seconds East crossing 176th Street and along the southwesterly prolongation of the southeasterly side of 131st Avenue and along the southeasterly side of 131st Avenue 699.94 feet;
thence South 46 degrees 20 minutes 25 seconds East 91 feet;
thence North 43 degrees 39 minutes 35 seconds East 29.37 feet;
thence South 15 degrees 49 minutes 40 seconds West 19.28 feet;
thence South 43 degrees 38 minutes 35 seconds West 302.77 feet;
thence South 46 degrees 20 minutes 25 seconds East 100 feet to a point in 132nd Avenue, 50 feet wide;
thence South 10 degrees 25 minutes 40 seconds West crossing 132nd Avenue 74.81 feet to the southeasterly side of 132nd Avenue;
thence North 43 degrees 39 minutes 35 seconds East along the southeasterly side of 132nd Avenue, 39.05 feet;
thence South 46 degrees 20 minutes 25 seconds East 92.40 feet;
thence South 43 degrees 39 minutes 25 seconds West 11.80 feet;
thence South 46 degrees 30 minutes 51 seconds East 110 feet to the northwesterly side of 133rd Avenue, 50 feet wide;
thence South 43 degrees 29 minutes 09 seconds West along the northwesterly side of 133rd Avenue and the southwesterly prolongation thereof and crossing Garret Street, 50 feet wide, 153.86 feet to the southerly side of Garret Street;
thence South 70 degrees 41 minutes 31 seconds East along the southerly side of Garret Street 54.81 feet to the southwesterly prolongation of the southeasterly side of 133rd Avenue;
thence North 43 degrees 29 minutes 09 seconds East along the southwesterly prolongation on the southeasterly side of 133rd Avenue and along the southeasterly side of 133rd Avenue 131.19 feet;
thence South 46 degrees 20 minutes 25 seconds East 110.80 feet;
thence South 43 degrees 39 minutes 35 seconds West and again crossing Garret Street 81.22 feet to the southerly side of Garret Street;
thence South 70 degrees 41 minutes 31 seconds East along the southerly side of Garret Street 93.59 feet;
thence North 79 degrees 20 minutes 15 seconds West 298.38 feet;
thence North 10 degrees 39 minutes 45 seconds West 16 feet;
thence South 83 degrees 00 minutes 00 seconds West 229.35 feet;
thence North 80 degrees 32 minutes 38 seconds West 1,349.10 feet to the easterly side of 126th Avenue;
thence North 10 degrees 08 minutes 40 seconds East along the easterly side of 129th Avenue 23.23 feet to the southwesterly side of 126th Avenue;
thence North 48 degrees 51 minutes 25 seconds East along the southeasterly side of 129th Avenue 1,084.28 feet to a point;
thence North 43 degrees 39 minutes 35 seconds East still along the southeasterly side of 129th Avenue 63.66 feet to the corner formed by the intersection of the southeasterly side of 129th Avenue with the westerly side of Maestrich Street, at the place or point of beginning.

ENVIRONMENTAL EASEMENT PREPARED FOR

HIP CLEANERS

ROCHDALE VILLAGE

169-47 137th STREET

JAMAICA

QUEENS COUNTY

SCALE: 1" = 20'

112 MURRAY AVENUE

GOSHEN, NY 10924

(845) 325-9734

NEW YORK

JULY 3, 2019

DONALD R. STEDJE, P.L.S.

PG. 2/2

JOB NO.

1485B

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

HIP Cleaners (Rochdale Village Mall #2), Site ID No. C241166
169-47 137th Avenue a/k/a 163-15 Baisley Boulevard, Queens, NY, 11434
Queens, Queens County, Tax Map Identification Number: p/o 12495-2

PLEASE TAKE NOTICE, the New York State Department of Environmental Conservation (NYSDEC) has issued a Certificate of Completion (Certificate) pursuant to Article 27, Title 14 of the New York State Environmental Conservation Law (ECL) to Rochdale Village, Inc. for a parcel approximately 0.062 acres located at 169-47 137th Avenue a/k/a 163-15 Baisley Boulevard in Queens, Queens County.

PLEASE TAKE NOTICE, the Certificate was issued upon satisfaction of the Commissioner, following review by NYSDEC of the Final Engineering Report and data submitted pursuant to the Brownfield Site Cleanup Agreement, as well as any other relevant information regarding the site, that the remediation requirements set forth in ECL Article 27, Title 14 have been or will be achieved in accordance with the time frames, if any, established in the Remedial Work Plan.

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

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

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

PLEASE TAKE NOTICE, the remedial program relies upon use restrictions or the long-term employment of institutional or engineering controls; such institutional or engineering controls are contained in an Environmental Easement granted pursuant to ECL Article 71, Title 36 which has been duly recorded in the Recording Office for Queens County as 2019000379283.

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

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

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

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

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

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

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

PLEASE TAKE NOTICE, a copy of the Certificate can be reviewed at the NYSDEC's Region 2 Office located at 47-40 21st Street, Long Island City, NY 11101-5401, by contacting the Regional Environmental Remediation Engineer, or at <https://www.dec.ny.gov/data/DecDocs/C241166/>.

WHEREFORE, the undersigned has signed this Notice of Certificate

Rochdale Village, Inc.

By: _____

Title: _____

Date: _____

STATE OF NEW YORK) SS:
COUNTY OF)

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

Signature and Office of individual
taking acknowledgment

Please record and return to:

Claude LaBorde
Rochdale Village, Inc.
169-65 137th Avenue
Jamaica, NY 11434



NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
Site Management Form
12/7/2023



SITE DESCRIPTION

SITE NO. C241166

SITE NAMEHIP Cleaners (Rochdale Village Mall #2)

SITE ADDRESS: 169-47 137th Avenue a/k/a 163-15 Baisley Boulevard ZIP CODE: 11434

CITY/TOWN: Queens

COUNTY: Queens

ALLOWABLE USE: Commercial and Industrial

SITE MANAGEMENT DESCRIPTION

SITE MANAGEMENT PLAN INCLUDES: YES NO

IC/EC Certification Plan ☒ ☐

Monitoring Plan ☒ ☐

Operation and Maintenance (O&M) Plan ☒ ☐

Periodic Review Frequency: once a year

Periodic Review Report Submitted Date: 04/30/2025

Description of Institutional Control

Rochdale Village, Inc.

169-55 137th Avenue

169-47 137th Avenue

Environmental Easement

Block: 12495

Lot: 2

Sublot:

Section:

Subsection:

S_B_L Image: p/o 12495-2

Ground Water Use Restriction

IC/EC Plan

Landuse Restriction

Monitoring Plan

O&M Plan

Site Management Plan

Soil Management Plan

Description of Engineering Control

Rochdale Village, Inc.

169-55 137th Avenue

169-47 137th Avenue

Environmental Easement

Block: 12495

Lot: 2

Sublot:

Section:

Subsection:

S_B_L Image: p/o 12495-2

Air Sparging/Soil Vapor Extraction

Cover System

Groundwater Treatment System

Monitoring Wells

Vapor Mitigation