2026 PERIODIC REVIEW REPORT

for

LONG ISLAND CITY CENTER
43-30 24TH STREET
QUEENS COUNTY
LONG ISLAND CITY, NEW YORK

NYSDEC Site Number: C241189
USEPA ID #NYR000248476

Prepared for:

CP VIII LIC Owner LLC
c/o Carmel Partners
510 Madison Ave, 8th Floor
New York, NY 10022

Prepared by:

Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C.
300 Kimball Drive
Parsippany, New Jersey 07054

Report Finalized: **1 June 2026**
Report Certified: **1 June 2026**

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1.0 INTRODUCTION

1.1 General

Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C. (Langan) prepared this Periodic Review Report (PRR) on behalf of CP VIII LIC Owner, LLC (the Volunteer) for the NYSDEC Brownfield Cleanup Program (BCP) Site No. C241189 (BCP Site or Site) located at 43-30 24th Street for the 30 April 2025 to 30 April 2026 certification period. Site remediation was performed in accordance with the 16 July 2019 Remedial Action Work Plan (RAWP). On 29 December 2023, NYSDEC issued the Certificate of Completion for the Site, which acknowledges that the applicable remediation requirements set forth in the New York State Environmental Conservation Law (ECL) have been achieved to the satisfaction of the NYSDEC Commissioner, pursuant to the 8 December 2016 Brownfield Cleanup Agreement (BCA) Index No. C241189-10-16. This PRR was prepared in accordance with the New York State Department of Environmental Conservation (NYSDEC)-approved 27 December 2023 Site Management Plan (SMP). A periodic review of all institutional controls (ICs) and a Site evaluation are required by the SMP. A 29 December 2023 Certificate of Completion was issued for the Site, which acknowledges that the applicable remediation requirements set forth in the New York State Environmental Conservation Law (ECL) have been achieved to the satisfaction of the NYSDEC Commissioner, pursuant to the 8 December 2016 Brownfield Cleanup Agreement (BCA) Index No. C241189-10-16.

1.2 Site Summary

Prior to redevelopment, the Site was developed with two commercial structures. Former Lot 21 was historically improved with one-story building constructed in 1948, which was used as a shipping and loading facility between 1948 and at least 1990, then most recently as a parking garage. Former Lot 1 was historically improved with a two-story building constructed in 1963, which was used as an electronic parts storage and service center until at least 1986, then as a production warehouse from 1988 to 2001. From about 2001 to 2016, a Stawski Partners entity (i.e., the previous site owner) operated a portion of former Lot 21 as a parking garage and former Lot 1 as a warehouse. The two-story building located on former Lot 1 was demolished in 2016 and the one-story parking garage located on a portion of former Lot 21 was demolished in 2017.

Langan conducted subsurface investigations between 2016 and 2020, as documented in the June 2016 Waste Characterization Report, the April 2018 Remedial Investigation Report (RIR), and the November 2020 Supplemental Waste Characterization Report. Subsequent lead delineation sampling events required for waste disposal purposes were conducted in 2020 and 2022. Based on the results of the investigations:

- Soil: Fill material was identified to depths ranging from approximately 0.5 to 2 feet below ground surface (bgs) in the southwestern corner of the Site and from approximately 9 to 17 feet bgs across the remainder of the Site, with the deepest fill material in the northwestern portion of the Site. Semi-volatile organic compounds (SVOCs) exceeded the Title 6 of the New York Codes, Rules and Regulation (6 NYCRR) Part 375 Restricted-Residential (RURR) Soil Cleanup Objectives (SCOs). Total metals, including arsenic, barium, cadmium, copper, lead, mercury, nickel, and zinc exceeded Part 375 RURR SCOs. A total of four (4) areas of hazardous lead-impacted soil (i.e., hot spots that exceeded the Resource Conservation and Recovery Act [RCRA] toxicity characteristic for lead) were identified at the site
- Groundwater: Volatile organic compounds (VOCs) and SVOCs exceeded the NYSDEC Technical and Operation Guidance Series 1.1.1 Ambient Water Quality Standards and Guidance Values (collectively referred to as SGVs). Total and dissolved metals, including iron, magnesium, manganese, selenium, and/or sodium, also exceeded the SGVs.
- Soil Vapor: Chlorinated volatile organic compounds (VOCs), including tetrachloroethylene (PCE) and trichloroethylene (TCE), and petroleum-related VOCs, including benzene, ethylbenzene, xylenes, and toluene, were detected in soil vapor samples.

As discussed in Section 2.2, remediation was completed in 2023, and a Certificate of Completion for the Site was issued by NYSDEC in December 2023. Site Management has been conducted in accordance with the approved SMP since that date.

1.3 Effectiveness of the Remedial Program

The remedial program was designed to eliminate and mitigate environmental and potential human health exposure to adverse environmental conditions still present in soil and soil vapor underlying the Site. The Institutional Controls (ICs) for the certification period achieved their remedial objectives.

1.4 Compliance with the Site Management Plan

All ICs remain fully in place for the certification period and continue to be effective.

1.5 Recommendations

No changes to the SMP are currently recommended.

2.0 SITE OVERVIEW

2.1 Site Location

The 56,458.69-square-foot (1.297-acre) Site is located at 43-30 24th Street in the Long Island City neighborhood of Queens, New York and is identified as Block 436, Lot 1 on the New York City (NYC) Queens Borough Tax Map. The Site was formerly identified as Lots 1 and 21, prior to merger of the southern portion of former Lot 21 into former Lot 1 to create the current Lot 1 configuration, and is bound to the north by Block 436, Lot 21 (a five-story office building) and Block 436, Lot 10 (a two-story office building with a basement); to the west by 23rd Street; to the south by 44th Road; and to the east by 24th Street. The elevated NYC Transit (NYCT) No. 7 subway structure runs along 23rd Street. The NYCT subway E/M lines are located approximately 280 feet south of the Site and run under 44th Drive. A Site location map is shown on Figure 1.

The Site currently consists of a 67-story residential and commercial building spanning the Site footprint with a full cellar.

2.2 Site Background

Remedial activities implemented in accordance with the NYSDEC-approved RAWP were completed between 18 February 2022 and 22 March 2023. The components of the selected Track 2 remedy included:

- Construction of a support of excavation (SOE) system to facilitate the remedial excavation. The SOE included soldier piles and lagging along the entire Site boundary and a soil-mix wall, consisting of primary and secondary soil-mix columns, within the central part of the Site for deeper excavation.

- Excavation and off-Site disposal of soil/fill from surface grade (ranging from el. 14.5 to el. 18.5 NAVD88) to remedial excavation bottom depths ranging from about 4 to 15 feet bgs (el. 1 to el. 10.5 NAVD88). The following soil types were removed to achieve a Track 2 cleanup:
    - Soil that exceeded the RURR SCOs, which extended to depths ranging from 4 to 15 feet bgs.
    - Soil that exceeded the 6 NYCRR Part 371 hazardous criteria for lead, which extended from surface grade to 15 feet bgs.
- Collection and analysis of confirmation and documentation soil samples to confirm RURR SCOs have been achieved and to document remaining contamination left in place.

- Dewatering and treatment of impacted groundwater to accommodate the removal of material that exceeded RURR SCOs and to facilitate SOE installation and foundation construction.

- Completion of a topographic survey of confirmation sample locations.

- Backfilling of remediated areas to development grade with imported clean material (i.e., material meeting RURR SCOs, virgin stone, or recycled concrete aggregate [RCA]).

- Development and implementation of a Construction Health and Safety Plan (CHASP) and Community Air Monitoring Plan (CAMP) for the protection of on-Site workers, the community, and the environment during the remediation phase.

- Establishment of long-term ICs in the form of an EE. The ICs include, e.g., prohibitions on the use of groundwater from the Site and prohibitions on sensitive Site uses, such as farming or vegetable gardening in residual Site soil, to mitigate future exposure pathways.

- Development of a Site Management Plan to implement the ICs.

NYSDEC issued a Certificate of Completion on 29 December 2023. Superstructure construction of the building was completed between 2023 and 2025. The New York City Department of Buildings (NYCDOB) most recently issued a Temporary Certificate of Occupancy on 3 March 2026.

3.0 IC PLAN COMPLIANCE REPORT

ICs are required to protect human health and the environment from remaining contaminated soil, groundwater, and soil vapor beneath the Site. The Institutional Control Plan included in the SMP describes the procedures for the implementation and management of the ICs.

3.1 IC Components

Consistent with the Final Engineering Report (FER) and SMP, the Site-specific ICs are summarized below.

The Site has a series of ICs in the form of Site restrictions. Adherence to these ICs is required by the Environmental Easement included in Appendix A. Site restrictions that apply to the Controlled Property are:

- The Site may be used for Restricted-Residential use as defined in 6 New York Codes, Rules and Regulations (NYCRR) Part 375-1.8(g)(2)(ii), Commercial use as defined in

6 NYCRR Part 375-1.8(g)(2)(iii), and Industrial use as defined in 6 NYCRR Part 375-1.8(g)(2)(iv), although land use is subject to local zoning laws;

- The use of groundwater underlying the Site is prohibited without necessary water quality treatment as determined by the NYSDOH or the New York City Department of Health and Mental Hygiene (NYCDOHMH) 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;
- Data and information pertinent to site management must be reported at the frequency and in a manner as defined in the SMP;
- All future activities that will disturb remaining contaminated material must be conducted in accordance with 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 restrictions identified by the Environmental Easement;
- Vegetable gardens and farming on the Site are prohibited unless in raised containers; and,
- Volunteer 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.

3.2 Goal Status and Corrective Measures

No deviations of the ICs have been documented during the certification period.

3.3 Annual Site-Wide Inspections

The annual Site-wide inspection conducted on 21 April 2026 consisted of verification of ICs, including verification that the Site continues to be used for restricted-residential purposes, is not being used for vegetable gardening or farming, and that groundwater is not being used as a source of potable or process water. Based on the results of the inspection, all requirements of the ICs applicable to the Site continue to be met. The completed Site-wide inspection form is included in Appendix B.

3.4 Conclusions and Recommendations

The ICs continue to function as designed, and the Site remains in compliance with the SMP. No changes to the SMP are recommended. After submittal of this initial PRR, subsequent PRRs shall be submitted to the Department at a frequency determined by the Department.

4.0 OVERALL CONCLUSIONS AND RECOMMENDATIONS

4.1 SMP Compliance

Each component of the SMP, including the IC Plan, was complied with during the certification period.

4.2 Remedy Performance Evaluation

4.2.1 IC Components

All ICs were maintained during the 2025-2026 certification period, and the environmental easement remains effective.

4.3 Future Submittals

Annual Site-wide inspections will continue to be conducted in accordance with the Reporting Plan of the NYSDEC-approved SMP. Forms and other information generated during inspections will be submitted in the next Periodic Review Report for the following certification period.

5.0 CERTIFICATION OF ICS

5.1 IC Certification Form

The completed IC Certification Form is presented in Appendix C.

5.2 IC Certification

I, Jessica Friscia, am currently a registered professional engineer licensed by the State of New York. I had primary direct responsibility for implementation of the remedial program for the Long Island City Center Site (NYSDEC BCP Site No. C241189).

For each institutional control identified for the Site, I certify that all of the following statements are true:

- The institutional 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 information presented in this report is accurate and complete.

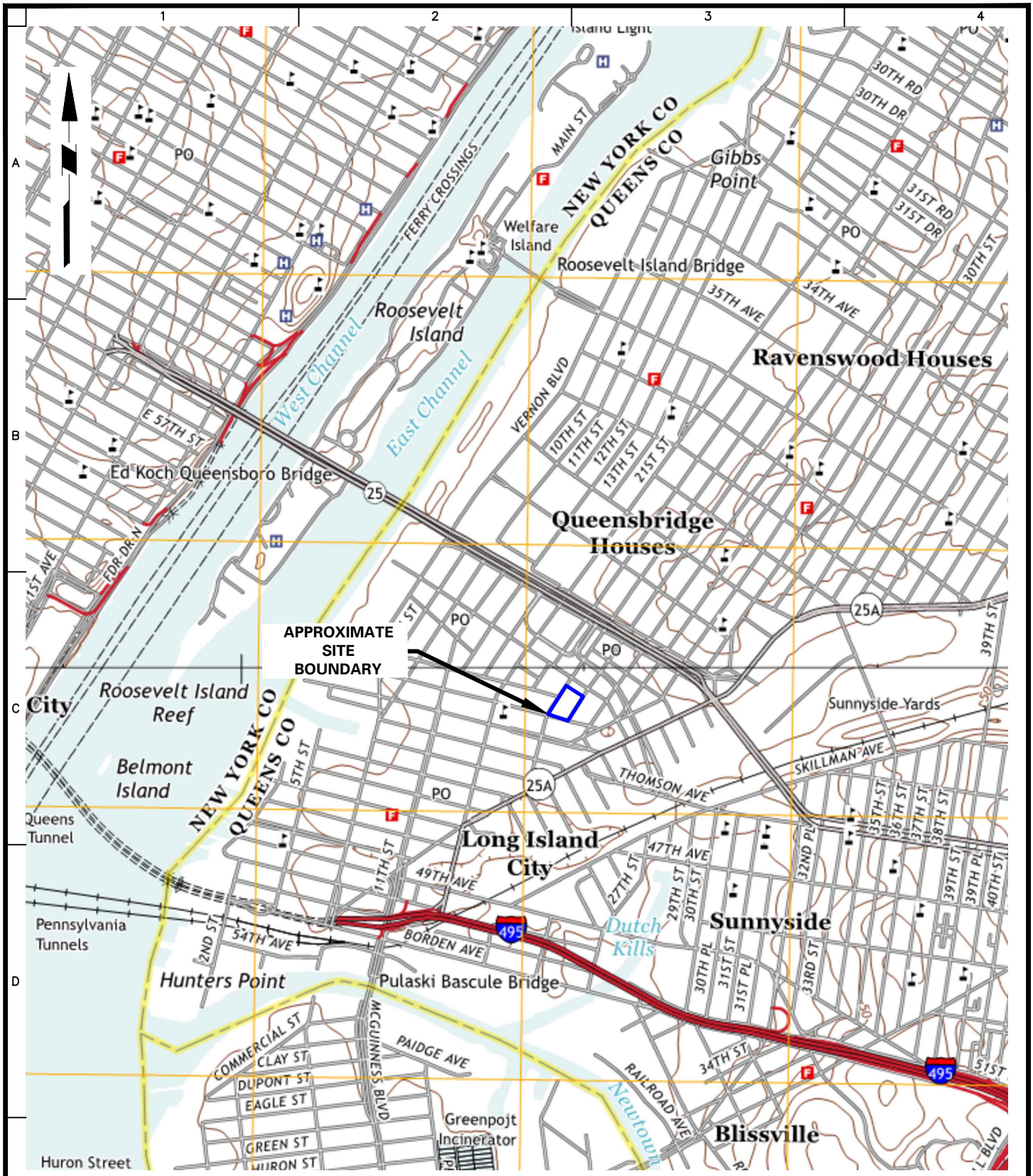
I certify that all information and statements in this certification form are true. I understand that a false statement made herein is punishable as a Class "A" misdemeanor, pursuant to Section 210.45 of the Penal Law. I, Jessica Friscia, of Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C., am certifying as the Remedial Party's Designated Site Representative.



New York State Professional Engineer No. 099567	6/1/2026 Date	Jessica Friscia 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



MAP REFERENCE: USGS 7.5-MINUTE TOPOGRAPHIC QUADRANGLE of BROOKLYN AND QUEENS, DATED 2016

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Langan Engineering, Environmental, Surveying and Landscape Architecture, D.P.C.
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Langan International LLC
Collectively known as Langan

Project	43-30 24TH STREET BLOCK No. 436, LOT No. 1 LONG ISLAND CITY NEW YORK
Figure Title	SITE LOCATION MAP
Project No.	170362702
Date	11/17/2023
Scale	NTS
Drawn By / Checked By	KAG / JF
Submission Date	
Figure	1
Sheet	1 of 11

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Filename: \\langan.com\data\NYC\data7\170362701\Cadd Data - 170362701\SheetFiles\Environmental\BCP FER\SMP\Figure 1 - Site Location Map USGS_PAR.dwg Date: 12/18/2023 Time: 14:15 User: kgioia Style Table: Langan.stb Layout: ANSIA-BP

APPENDIX A

Environmental Easement

NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER

This page is part of the instrument. The City Register will rely on the information provided by you on this page for purposes of indexing this instrument.The information on this page will control for indexing purposes in the event of any conflict with the rest of the document.

2023103100450001002E0CA9

RECORDING AND ENDORSEMENT COVER PAGE **PAGE 1 OF 10**

Document ID: 2023103100450001 Document Date: 10-23-2023 Preparation Date: 11-01-2023
Document Type: EASEMENT
Document Page Count: 9

PRESENTER:
SIVE PAGET & RIESEL, P.C.
560 LEXINGTON AVENUE, 15TH FLOOR
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RETURN TO:
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560 LEXINGTON AVENUE, 15TH FLOOR
NEW YORK, NY 10022
212-421-2150
NDUNCAN@SPRLAW.COM

PROPERTY DATA

Borough	Block	Lot	Unit	Address
QUEENS	436	1	Entire Lot	23-15 44 ROAD

Property Type: OTHER

CROSS REFERENCE DATA

CRFN_____ *or* DocumentID_____ *or* _____ Year_____ Reel____ Page_____ *or* File Number_____

PARTIES

GRANTOR/SELLER:
CP VIII LIC OWNER, LLC
C/O: CARMEL PARTNERS, 510 MADISON AVE., 8TH FLOOR
NEW YORK, NY 10022

GRANTEE/BUYER:
PEOPLE OF STATE OF NEW YORK BY DEPT. ENVIRONMENTAL
625 BROADWAY
ALBANY, NY 12233

FEES AND TAXES

Mortgage :

Mortgage Amount:	$	0.00
Taxable Mortgage Amount:	$	0.00
Exemption:		
TAXES: County (Basic):	$	0.00
City (Additional):	$	0.00
Spec (Additional):	$	0.00
TASF:	$	0.00
MTA:	$	0.00
NYCTA:	$	0.00
Additional MRT:	$	0.00
TOTAL:	$	0.00
Recording Fee:	$	82.00
Affidavit Fee:	$	0.00

Filing Fee: $ 100.00

NYC Real Property Transfer Tax: $ 0.00

NYS Real Estate Transfer Tax: $ 0.00

RECORDED OR FILED IN THE OFFICE OF THE CITY REGISTER OF THE CITY OF NEW YORK
Recorded/Filed 11-02-2023 09:50
City Register File No.(CRFN): **2023000284378**

City Register Official Signature

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

THIS INDENTURE made this 23rd day of October, 2023, between Owner, CP VIII LIC Owner, LLC, having an office at c/o Carmel Partners, 1000 Sansome St. 1st Floor, County of San Francisco, State of California (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 23-15 44th Road a/k/a 43-30 24th Street in the City of New York, Borough and 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 436 Lot 1, being the same as that property conveyed to Grantor by deed dated March 16, 2022 and recorded in the City Register of the City of New York as City Register File No. 2022000126610. The property subject to this Environmental Easement (the "Controlled Property") comprises approximately 1.297 +/- acres, and is hereinafter more fully described in the Land Title Survey, dated February 14, 2023 and revised September 11, 2023, prepared by John Vida, License No. 050298, 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: C241189-10-16, Grantor conveys to Grantee a permanent Environmental Easement pursuant to ECL Article 71, Title 36 in, on, over, under, and upon the Controlled Property as more fully described herein ("Environmental Easement").

1. Purposes. Grantor and Grantee acknowledge that the Purposes of this Environmental Easement are: to convey to Grantee real property rights and interests that will run with the land in perpetuity in order to provide an effective and enforceable means of encouraging the reuse and redevelopment of this Controlled Property at a level that has been determined to be safe for a specific use while ensuring the performance of operation, maintenance, and/or monitoring requirements; and to ensure the restriction of future uses of the land that are inconsistent with the above-stated purpose.

2. Institutional and Engineering Controls. The controls and requirements listed in the Department approved Site Management Plan ("SMP") including any and all Department approved amendments to the SMP are incorporated into and made part of this Environmental Easement. These controls and requirements apply to the use of the Controlled Property, run with the land, are binding on the Grantor and the Grantor's successors and assigns, and are enforceable in law or equity against any owner of the Controlled Property, any lessees and any person using the Controlled Property.

A. (1) The Controlled Property may be used for:

Restricted Residential as described in 6 NYCRR Part 375-1.8(g)(2)(ii), Commercial as described in 6 NYCRR Part 375-1.8(g)(2)(iii) and Industrial as described in 6 NYCRR Part 375-1.8(g)(2)(iv)

(2) All Engineering Controls must be operated and maintained as specified in the Site Management Plan (SMP);

(3) All Engineering Controls must be inspected at a frequency and in a manner defined in the SMP;

(4) The use of groundwater underlying the property is prohibited without necessary water quality treatment as determined by the NYSDOH or the New York City Department of Health and Mental Hygiene to render it safe for use as drinking water or for industrial purposes, and the user must first notify and obtain written approval to do so from the Department;

(5) Groundwater and other environmental or public health monitoring must be performed as defined in the SMP;

(6) Data and information pertinent to Site Management of the Controlled Property must be reported at the frequency and in a manner defined in the SMP;

(7) All future activities on the property that will disturb remaining

contaminated material must be conducted in accordance with the SMP;

(8) Monitoring to assess the performance and effectiveness of the remedy must be performed as defined in the SMP;

(9) Operation, maintenance, monitoring, inspection, and reporting of any mechanical or physical components of the remedy shall be performed as defined in the SMP;

(10) Access to the site must be provided to agents, employees or other representatives of the State of New York with reasonable prior notice to the property owner to assure compliance with the restrictions identified by this Environmental Easement.

B. The Controlled Property shall not be used for Residential purposes as defined in 6NYCRR 375-1.8(g)(2)(i), and the above-stated engineering controls may not be discontinued without an amendment or extinguishment of this Environmental Easement.

C. The SMP describes obligations that the Grantor assumes on behalf of Grantor, its successors and assigns. The Grantor's assumption of the obligations contained in the SMP which may include sampling, monitoring, and/or operating a treatment system, and providing certified reports to the NYSDEC, is and remains a fundamental element of the Department's determination that the Controlled Property is safe for a specific use, but not all uses. The SMP may be modified in accordance with the Department's statutory and regulatory authority. The Grantor and all successors and assigns, assume the burden of complying with the SMP and obtaining an up-to-date version of the SMP from:

Site Control Section
Division of Environmental Remediation
NYSDEC
625 Broadway
Albany, New York 12233
Phone: (518) 402-9553

D. Grantor must provide all persons who acquire any interest in the Controlled Property a true and complete copy of the SMP that the Department approves for the Controlled Property and all Department-approved amendments to that SMP.

E. Grantor covenants and agrees that until such time as the Environmental Easement is extinguished in accordance with the requirements of ECL Article 71, Title 36 of the ECL, the property deed and all subsequent instruments of conveyance relating to the Controlled Property shall state in at least fifteen-point bold-faced type:

This property is subject to an Environmental Easement held by the New York State Department of Environmental Conservation pursuant to Title 36 of Article 71 of the Environmental Conservation

Law.

F. Grantor covenants and agrees that this Environmental Easement shall be incorporated in full or by reference in any leases, licenses, or other instruments granting a right to use the Controlled Property.

G. Grantor covenants and agrees that it shall, at such time as NYSDEC may require, submit to NYSDEC a written statement by an expert the NYSDEC may find acceptable certifying under penalty of perjury, in such form and manner as the Department may require, that:

(1) the inspection of the site to confirm the effectiveness of the institutional and engineering controls required by the remedial program was performed under the direction of the individual set forth at 6 NYCRR Part 375-1.8(h)(3).

(2) the institutional controls and/or engineering controls employed at such site:

(i) are in-place;

(ii) are unchanged from the previous certification, or that any identified changes to the controls employed were approved by the NYSDEC and that all controls are in the Department-approved format; and

(iii) that nothing has occurred that would impair the ability of such control to protect the public health and environment;

(3) the owner will continue to allow access to such real property to evaluate the continued maintenance of such controls;

(4) nothing has occurred that would constitute a violation or failure to comply with any site management plan for such controls;

(5) the report and all attachments were prepared under the direction of, and reviewed by, the party making the certification;

(6) to the best of his/her knowledge and belief, the work and conclusions described in this certification are in accordance with the requirements of the site remedial program, and generally accepted engineering practices; and

(7) the information presented is accurate and complete.

3. Right to Enter and Inspect. Grantee, its agents, employees, or other representatives of the State may enter and inspect the Controlled Property in a reasonable manner and at reasonable times to assure compliance with the above-stated restrictions.

4. Reserved Grantor's Rights. Grantor reserves for itself, its assigns, representatives, and successors in interest with respect to the Property, all rights as fee owner of the Property, including:

A. Use of the Controlled Property for all purposes not inconsistent with, or limited by the terms of this Environmental Easement;

B. The right to give, sell, assign, or otherwise transfer part or all of the underlying fee interest to the Controlled Property, subject and subordinate to this Environmental Easement;

5. Enforcement

A. This Environmental Easement is enforceable in law or equity in perpetuity by Grantor, Grantee, or any affected local government, as defined in ECL Section 71-3603, against

the owner of the Property, any lessees, and any person using the land. Enforcement shall not be defeated because of any subsequent adverse possession, laches, estoppel, or waiver. It is not a defense in any action to enforce this Environmental Easement that: it is not appurtenant to an interest in real property; it is not of a character that has been recognized traditionally at common law; it imposes a negative burden; it imposes affirmative obligations upon the owner of any interest in the burdened property; the benefit does not touch or concern real property; there is no privity of estate or of contract; or it imposes an unreasonable restraint on alienation.

B. If any person violates this Environmental Easement, the Grantee may revoke the Certificate of Completion with respect to the Controlled Property.

C. Grantee shall notify Grantor of a breach or suspected breach of any of the terms of this Environmental Easement. Such notice shall set forth how Grantor can cure such breach or suspected breach and give Grantor a reasonable amount of time from the date of receipt of notice in which to cure. At the expiration of such period of time to cure, or any extensions granted by Grantee, the Grantee shall notify Grantor of any failure to adequately cure the breach or suspected breach, and Grantee may take any other appropriate action reasonably necessary to remedy any breach of this Environmental Easement, including the commencement of any proceedings in accordance with applicable law.

D. The failure of Grantee to enforce any of the terms contained herein shall not be deemed a waiver of any such term nor bar any enforcement rights.

6. Notice. Whenever notice to the Grantee (other than the annual certification) or approval from the Grantee is required, the Party providing such notice or seeking such approval shall identify the Controlled Property by referencing the following information:

County, NYSDEC Site Number, NYSDEC Brownfield Cleanup Agreement, State Assistance Contract or Order Number, and the County tax map number or the Liber and Page or computerized system identification number.

Parties shall address correspondence to:

Site Number: C241189
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.

11. Consistency with the SMP. To the extent there is any conflict or inconsistency between the terms of this Environmental Easement and the SMP, regarding matters specifically addressed by the SMP, the terms of the SMP will control.

Remainder of Page Intentionally Left Blank

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

CP VIII LIC Owner, LLC:

By: _____

Print Name: Matthew Feldman

Title: EVP Date: 10/18/23

Grantor's Acknowledgment

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

On the 18TH day of OCTOBER, in the year 2023, before me, the undersigned, personally appeared MATTHEW FELDMAN, 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

ALLISON KELLER
Notary Public - State of New York
NO. 01KE0005603
Qualified in Queens County
My Commission Expires Apr 14, 2027

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: _____
Andrew O. Guglielmi, Director
Division of Environmental Remediation

Grantee's Acknowledgment

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

On the 23rd day of October, in the year 2023 before me, the undersigned, personally appeared Andrew O. Guglielmi, 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

Cheryl A. Salem
Notary Public State of New York
Registration No. 01SA0002177
Qualified in Albany County
My Commission Expires March 3, 2027

SCHEDULE "A" PROPERTY 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, bounded and described as follows:

BEGINNING at the corner formed by the intersection of the northerly side of 44th Road with the easterly side of 23rd Street;

RUNNING THENCE northerly along the easterly side of 23rd Street 361.69 feet to a point;

THENCE easterly at right angles to the easterly side of 23rd Street 111.31 feet to a point;

THENCE southerly parallel with the easterly side of 23rd Street 27.50 feet to a point;

THENCE easterly at right angles to the easterly side of 23rd Street 30.17 feet to a point;

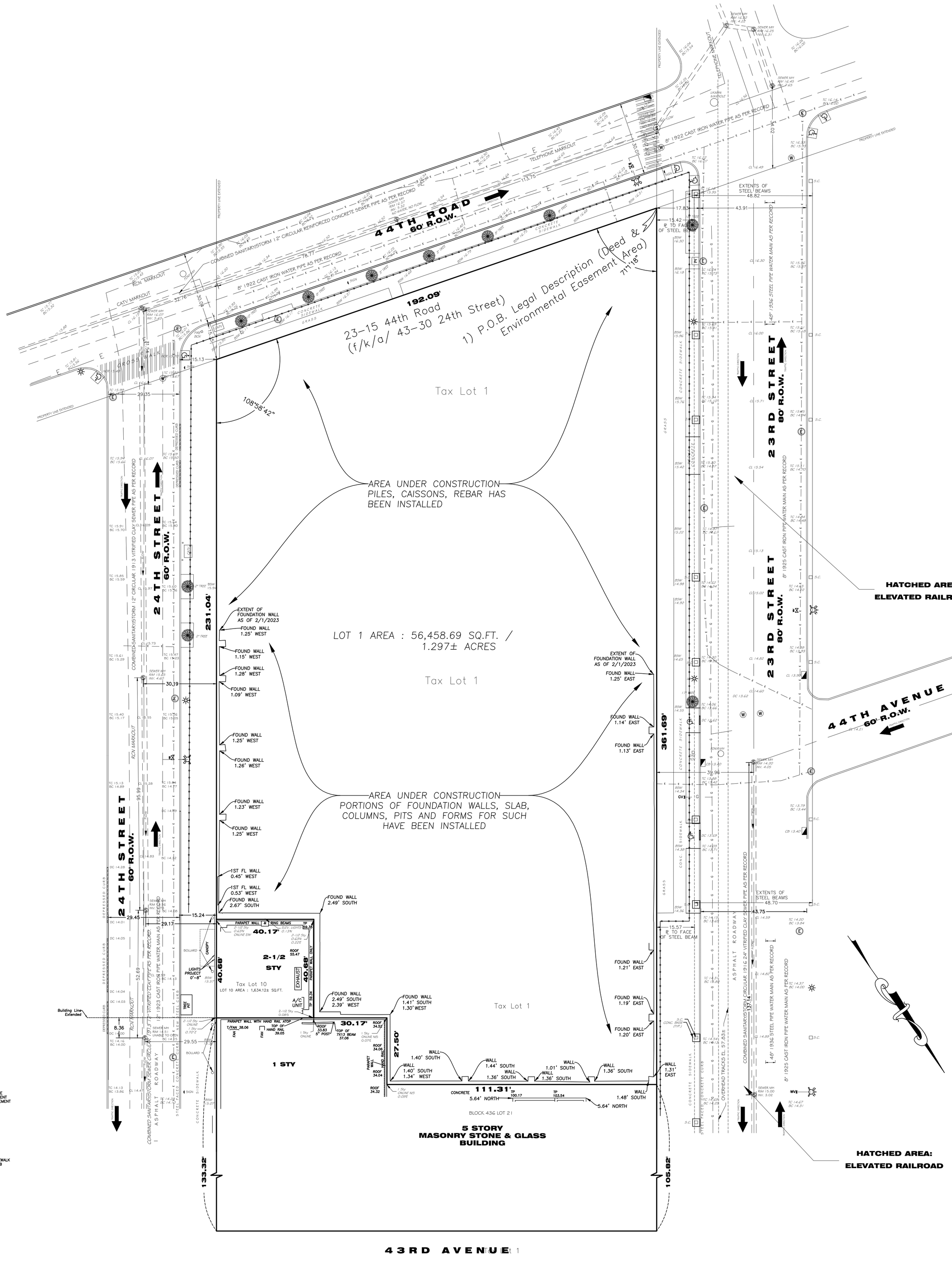
THENCE southerly parallel with the easterly side of 23rd Street 40.68 feet to a point;

THENCE easterly at right angles to the easterly side of 23rd Street 40.17 feet to a point in the westerly side of 24th Street. Said point being 174.00 feet southerly from the corner formed by the intersection of the southerly side of 43rd Avenue with the westerly side of 24th Street.

THENCE southerly along the westerly side of 24th Street 231.04 feet to the corner formed by the intersection of the northerly side of 44th Road with the westerly side of 24th Street;

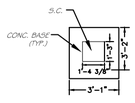
THENCE westerly along the northerly side of 44th Road 192.09 feet to the point or place of BEGINNING.

AREA OF LOT 1 & ENVIRONMENTAL EASEMENT AREA : 56,458.69 SQ.FT. / 1.297± ACRES



LEGEND:

TC–TOP OF CURB
BC–BOTTOM OF CURB
LG–LEGAL GRADE
TW–TOP OF WALL
BW–BOTTOM OF WALL
CLF–CHAIN LINK FENCE
ASPH–ASPHALT PAVEMENT
CONC–CONCRETE PAVEMENT
FH–FIRE HYDRANT
S–SEWER
E–ELECTRIC
W–WATER
GV–GAS VALVE
WV–WATER VALVE
OV–OIL VALVE
T–TELEPHONE
TP–TOP PARAPET
–LIGHT POLE
–UTILITY POLE
MW–MONITORING WELL
[0.00]–LEGAL GRADE
BSW – BACK OF SIDEWALK
DC– DEPRESSED CURB
VP – VENT PIPE
RD – ROOF DRAIN
SC – STEEL COLUMN



NOTES:

1) ELEVATIONS SHOWN ON THIS SURVEY MAP REFER TO NORTH AMERICAN VERTICAL DATUM OF 1988 AS ESTABLISHED AND MAINTAINED BY NATIONAL GEODETIC SURVEY OF THE NATIONAL OCEAN SERVICE, NATIONAL OCEANIC AND ATMOSPHERIC ADMINISTRATION OR SUCCESSOR AGENCY.

2) ALL DIMENSIONS SHOWN HEREON ARE IN THE UNITED STATES STANDARD OF MEASUREMENT.

3) THIS IS TO CERTIFY THAT THERE ARE NO STREAMS OR NATURAL WATER COURSES VISIBLE ON THE PREMISES SHOWN HEREON.

VAULTS, IF ANY, BELOW SIDEWALK LEVEL, ARE NOT LOCATED OR SHOWN HEREON.

THE SUBSURFACE UTILITY INFORMATION SHOWN HEREON HAS BEEN EXTRACTED FROM INFORMATION OBTAINED FROM THE VARIOUS MUNICIPAL DEPARTMENTS AND PRIVATE COMPANIES AND IS PLACED ON THIS SURVEY FOR SCHEMATIC PURPOSES ONLY. SUCH INFORMATION IS NOT GUARANTEED AS TO ACCURACY OR COMPLETENESS EITHER BY SAID DEPARTMENTS OR COMPANIES NOR BY THE UNDERSIGNED. BEFORE ANY DRILLING, EXCAVATION OR CONSTRUCTION ON OR NEAR THE PREMISES SHOWN HEREON, IT IS REQUIRED BY NEW YORK STATE INDUSTRIAL CODE 53 THAT THE SUBSURFACE UTILITIES BE MARKED OUT AND IDENTIFIED BY THE COMPANIES OR AGENCIES HAVING JURISDICTION.

UTILITY MAPS SUPPLIED BY RESPECTIVE UTILITY AND GOVERMENTAL AGENCY, AND AS SUCH IT IS RECOMMENDED THAT BEFORE CONSTRUCTION COMMENCES THAT THE APPROPRIATE UTILITIES ARE CONTACTED. THE UTILITIES SHOWN ON THIS SURVEY MAP HAVE BEEN LOCATED BY FIELD OBSERVATIONS AND GUARANTEE IS GIVEN AS TO THE COMPLETENESS, LOCATION, SIZE OR TYPE OF UTILITY. IT IS RECOMMENDED THAT BEFORE CONSTRUCTION COMMENCES THAT THE APPROPRIATE UTILITIES ARE CONTACTED.

4) ESTABLISHED LEGAL GRADES SHOWN PER FINAL SECTION MAP 15 AS FOUND IN THE STATE OF NEW YORK, COUNTY OF QUEENS, OFFICE OF THE PRESIDENT, TOPOGRAPHICAL BUREAU.

5) STREET NAMES AND R.O.W. WIDTHS, BLOCK, AND LOT NUMBERS AS PER CURRENT TAX MAPS.

6) OFFSETS (IF SHOWN) ARE FOR SURVEYING REFERENCES ONLY AND ARE NOT TO BE USED IN CONSTRUCTION OF ANY TYPE.

7) ELECTRIC AND GAS CON ED MAPS ARE NO LONGER AVAILABLE TO THIRD PARTIES. THIS INFORMATION MUST BE ATTAINED BY OWNERSHIP. UPON RECIEPT OF THIS INFORMATION FROM OWNERSHIP PLAT WILL BE APPROPRIATELY AMMENDED.

Flood Map Note:

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY MAY LIE WITHIN ZONE X – AREA OF MINIMAL FLOOD HAZARD) OF THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 3604970202F , WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 5, 2007.

THE SUBJECT PROPERTY DOES NOT LIE IN A FEDERALLY DESIGNED FLOOD HAZARD ZONE.

Zoning Note:

ACCORDING TO NYC ZONING MAP 9B LOT 21 IN BLOCK 436 LIES WITHIN ZONE M1-6/R10 (SPECIAL MIXED USE DISTRICT)

Legal Description (Deed & Environmental Easement Area), Block 436, Lot 1

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, bounded and described as follows:

BEGINNING at the corner formed by the intersection of the northerly side of 44th Road with the easterly side of 23rd Street;

RUNNING THENCE northerly along the easterly side of 23rd Street 361.69 feet to a point;

THENCE easterly at right angles to the easterly side of 23rd Street 111.31 feet to a point;

THENCE southerly parallel with the easterly side of 23rd Street 27.50 feet to a point;

THENCE easterly at right angles to the easterly side of 23rd Street 30.17 feet to a point;

THENCE southerly parallel with the easterly side of 23rd Street 40.68 feet to a point;

THENCE easterly at right angles to the easterly side of 23rd Street 40.17 feet to a point in the westerly side of 24th Street. Said point being 174.00 feet southerly from the corner formed by the intersection of the southerly side of 43rd Avenue with the westerly side of 24th Street.

THENCE southerly along the westerly side of 24th Street 231.04 feet to the corner formed by the intersection of the northerly side of 44th Road with the westerly side of 24th Street;

THENCE westerly along the northerly side of 44th Road 192.09 feet to the point or place of BEGINNING.

AREA OF LOT 1 & ENVIRONMENTAL EASEMENT AREA : 56,458.69 SQ.FT. / 1.297± ACRES

"This property is subject to an environmental easement held by the New York State Department of Environmental Conservation pursuant to Title 36 of Article 71 of the New York Environmental Conservation Law. The engineering and institutional controls for this Easement are set forth in more detail in the Site Management Plan (SMP). A copy of the SMP must be obtained by any party with an interest in the property. The SMP can be obtained from NYS Department of Environmental Conservation, Division of Environmental Remediation, Site Control Section, 625 Broadway, Albany, NY 12233 or at derweb@dec.ny.gov".

I CERTIFY TO:
CP VIII LIC Owner, LLC
THAT THIS SURVEY WAS PREPARED AND REVIEWED UNDER MY SUPERVISION IN THE OFFICE AND THE FIELD.

UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY IS A VIOLATION OF SECTION 7209 OF THE NEW YORK EDUCATION LAW.
COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYOR'S EMBOSSED SEAL AND ORIGINAL SIGNATURE SHALL NOT BE CONSIDERED TO BE A VALID TRUE COPY. GUARANTEES INDICATED HEREON SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED, AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY, AND LENDING INSTITUTION LISTED HEREON, AND TO THE ASSIGNEES OF THE LENDING INSTITUTION. GUARANTEES ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
CERTIFICATIONS INDICATED HEREON SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYORS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS.

REVISION	AUTH.	DATE
Description Block Number		9/11/23

FIELD DATE: 2-14-23
FB PG
SCALE: 1:20
DRAWN BY: WGL
CHKD BY: JJV
COMP FILE:

Environmental Easement Survey of
Long Island City Center (C241189)

SITUATED IN
THE BOROUGH OF QUEENS
CITY OF LONG ISLAND
STATE OF NEW YORK

23-15 44TH ROAD (f/k/a 43-30 24TH STREET)
BLOCK 436 LOT 1

True North Surveyors, P.C.
111 Kosciuszko Road, Whitehouse Station, NJ 08889
phone: (908) 534-6248 fax: (908) 534-6237

STATE OF NEW YORK JOHN VIDA 050298 LICENSED LAND SURVEYOR

John J. Vida N.Y.P.L.S. Lic. No. 050298
PROFESSIONAL LAND SURVEYOR

APPENDIX B

Site-Wide Inspection Log

LANGAN

SITE INSPECTION CHECKLIST

Site Name: 43-30 24th Street Location: Long Island City, Queens, New York Project Number: 170362702

Inspector Name: Olivia Miller Date: 4/21/2026 Weather Conditions: 43ºF, Clear, Wind 3 mph from N

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

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

		Y	N	N/A	Normal Situation	Remarks
	General					
1	What are the current site conditions?	-	-	-	X	The site was observed in good condition.
2	Are all applicable site records (e.g., documentation of construction activity, most current easement, etc.) complete and up to date?	X				
	Environmental Easement					
3	Has site use (restricted residential) remained the same?	X				
4	Does it appear that all environmental easement restrictions have been followed?	X				
	Building Slab					
5	Are there any indications of a breach in the building slab at the time of this inspection?		X			
6	Are there any cracks in the building slabs?		X			
7	Are there any cracks in the building walls?		X			
8	Is there any construction activity, or indication of any construction activity within the past certification year (including any tenant improvements), that included the breaching of the building slab, on-site at the time of this inspection?		X			
9	If YES to number 8, is there documentation that the Soil Management Plan, HASP, and CAMP for the site was/is being followed?	-	-	-		

***** If the answer to any of the above questions indicate non-compliance with any Institutional Controls (ICs) for the site, additional remarks must be provided and, where applicable, documentation attached to this checklist detailing additional inspection and repair activities.**

Additional remarks:

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

APPENDIX C

ICEC Certification

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. C241189

Site Name Long Island City Center

Site Address: 23-15 44th Road a/k/a 43-30 24th Street Zip Code: 11101
City/Town: Long Island City
County: Queens
Site Acreage: 1.297

Reporting Period: April 30, 2025 to April 30, 2026

	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 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?	☐	☒

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

9. Are the assumptions in the Qualitative Exposure Assessment still valid? (The Qualitative Exposure Assessment must be certified every five years)	☒	☐

If you answered NO to question 9, the Periodic Review Report must include an updated Qualitative Exposure Assessment based on the new assumptions.

SITE NO. C241189 **Box 3**

Description of Institutional Controls

Parcel	Owner	Institutional Control
436-1	CP VIII LIC Owner, LLC	Soil Management Plan Ground Water Use Restriction Landuse Restriction Site Management Plan IC/EC Plan

• The property may be used for: restricted residential and commercial use;
• All ECs must be operated and maintained as specified in this 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 NYC Department of Health 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.
• Data and information pertinent to Site management must be reported at the frequency and in a manner as defined in this SMP;
• All future activities that will disturb remaining contaminated material must be conducted in accordance with this SMP;
• Maintenance, inspection, and reporting of any physical component of the remedy shall be performed as defined in this SMP; and
• 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 the Environmental Easement.

Box 4

Description of Engineering Controls

None Required

Not Applicable/No EC's

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 Engineering Control 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. For each Engineering control listed in Box 4, I certify by checking "YES" below that all of the following statements are true:

   (a) The 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. C241189

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 Matthew Feldman at 23-15 44th Road, LIC, NY 11101
print name print business address

am certifying as Owner (Owner or Remedial Party)

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

Authorized signatory 6/1/26
Signature of Owner, Remedial Party, or Designated Representative Date
Rendering Certification

NYC Buildings

Certificate of Occupancy

CO Number:4619459-0000007

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

A

Borough: QUEENS **Address:** 23-15 44 ROAD **Building Identification Number(BIN):** 4619459	**Block Number:** 436 **Lot Number(s):** 1 **Additional Lot Number(s):** **Application Type:** NB - NEW BUILDING	**Full Building Certificate Type:** Temporary **Date Issued:** 03/03/2026

This building is subject to this Building Code: 2014

This Certificate of Occupancy is associated with job# 420656695-01

B

Construction Classification: I-A: 3 HOUR PROTECTED - NON-COMBUST

Building Occupancy Group classification: R-2 - RESIDENTIAL: APARTMENT HOUSES

Multiple Dwelling Law Classification: HAEA

No.of stories: 67	**Height in feet:** 726	**No.of dwelling units:** 938

C

Fire Protection Equipment: Fire Alarm System, Sprinkler System, Standpipe System

D

Parking Spaces and Loading Berths:

Open Parking Spaces: 0 Enclosed Parking Spaces: 206 Total Loading Berths: 1

E

This Certificate is issued with the following legal limitations:

Restrictive Declaration: None Zoning Exhibit: None

BSA Calendar Number(s): None CPC Calendar Number(s): None

Borough Comments:

Use Groups (UG) indicated by numerals 1 through 18 reflect Zoning Resolution Use Group Designations since 1961 but prior to June 6, 2024. UG in Roman numerals I-X reflect Zoning Resolution Use Group Designations on or after June 6, 2024, the effective date of the Zoning Text Amendment.

Borough Commissioner

Nina Meisel

Commissioner

DOCUMENT CONTINUES ON NEXT PAGE

NYC Buildings

Permissible Use and Occupancy

FLOOR	Occ Group	Max. Persons Permitted	Live Loads (lbs per sq ft)	Zoning Use Group	Dwelling or Rooming Units	Job Reference	Certificate of Occupancy Type	CO Expiration Date
Cellar	F-2	N/A	OG	2		420656695	Temporary	06/01/2026
Description of Use:	Mechanical and/or electrical equipment rooms MECHANICAL ROOMS, ELEVATOR ROOMS, PUMP ROOM, GAS METER ROOM, SWITCH BOARD, FIRE PUMP ROOMS					Exceptions:		
Cellar	S-2	14	OG	2		420656695	Temporary	06/01/2026
Description of Use:	Storage of non combustible Materials 427 ACCESSORY BICYCLE PARKING SPACES FOR DWELLING UNITS (4021 SF)					Exceptions:		
Cellar	S-2	12	OG	2		420656695	Temporary	06/01/2026
Description of Use:	Storage of non combustible Materials TENANT #3 STORAGE ROOM					Exceptions:		
Cellar	R-2	6	OG	2		420656695	Temporary	06/01/2026
Description of Use:	Apartment House LAUNDRY ROOM, PET ROOM					Exceptions:		
Cellar	S-2	10	OG	2		420656695	Temporary	06/01/2026
Description of Use:	Storage of non combustible Materials SUPER'S WORKSHOP, STORAGE ROOMS					Exceptions:		
Floor 1	R-2	6	40	2		420656695	Temporary	06/01/2026
Description of Use:	Apartment House MAILROOM, PACKAGE ROOM					Exceptions:		

DOCUMENT CONTINUES ON NEXT PAGE

NYC Buildings

Permissible Use and Occupancy

FLOOR	Occ Group	Max. Persons Permitted	Live Loads (lbs per sq ft)	Zoning Use Group	Dwelling or Rooming Units	Job Reference	Certificate of Occupancy Type	CO Expiration Date
Floor 1	S-2	2	40	6		420656695	Temporary	06/01/2026
Description of Use:	Storage of non combustible Materials NETWORK COMP ROOM A & B					Exceptions:		
Floor 1	R-2	15	75	2		420656695	Temporary	06/01/2026
Description of Use:	Apartment House RESIDENTIAL AMENITY ROOF TERRACE					Exceptions:		
Floor 1	S-2	9	75	2		420656695	Temporary	06/01/2026
Description of Use:	Storage of non combustible Materials STAGING ROOM, PARKING STAGING, ATTENDED PARKING BOOTH					Exceptions:		
Floor 1	R-2	34	75	2		420656695	Temporary	06/01/2026
Description of Use:	Apartment House CO-WORKING AREA					Exceptions:		
Floor 1	S-2	4	100	2		420656695	Temporary	06/01/2026
Description of Use:	Storage of non combustible Materials LOADING DOCK FOR RESIDENTIAL USE					Exceptions:		
Floor 1	S-2	3	40	2		420656695	Temporary	06/01/2026
Description of Use:	Storage of non combustible Materials 42 ACCESSORY USE BICYCLE PARKING SPACES FOR DWELLING UNITS (861 SF)					Exceptions:		

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NYC Buildings

Permissible Use and Occupancy

FLOOR	Occ Group	Max. Persons Permitted	Live Loads (lbs per sq ft)	Zoning Use Group	Dwelling or Rooming Units	Job Reference	Certificate of Occupancy Type	CO Expiration Date
Floor 1	R-2	N/A	100	2		420656695	Temporary	06/01/2026
Description of Use:	Apartment House RESIDENTIAL LOBBY					Exceptions:		
Floor 2	S-2	158	100	2		420656695	Temporary	06/01/2026
Description of Use:	Parking Garage 174 PARKING SPACES FOR DWELLING UNITS					Exceptions:		
Floor 2	F-2	6	100	6		420656695	Temporary	06/01/2026
Description of Use:	Mechanical and/or electrical equipment rooms MECHANICAL ROOMS					Exceptions:		
Floor 2	F-2	3	40	2		420656695	Temporary	06/01/2026
Description of Use:	Mechanical and/or electrical equipment rooms POOL EQUIPMENT ROOM					Exceptions:		
Floor 2	S-2	4	100	2		420656695	Temporary	06/01/2026
Description of Use:	Storage of non combustible Materials STORAGE ROOMS					Exceptions:		
Mezzanine - 2	F-2	N/A	75	2		420656695	Temporary	06/01/2026
Description of Use:	Mechanical and/or electrical equipment rooms STAIR TRANSFER (NO OCCUPANCY)					Exceptions:		

DOCUMENT CONTINUES ON NEXT PAGE

NYC Buildings

Permissible Use and Occupancy

FLOOR	Occ Group	Max. Persons Permitted	Live Loads (lbs per sq ft)	Zoning Use Group	Dwelling or Rooming Units	Job Reference	Certificate of Occupancy Type	CO Expiration Date
Floor 3	S-2	3	100	2		420656695	Temporary	06/01/2026
Description of Use:	Storage of non combustible Materials ACCESSORY USE TENANT LOCKER ROOMS					Exceptions:		
Floor 3	F-2	45	75	2		420656695	Temporary	06/01/2026
Description of Use:	Mechanical and/or electrical equipment rooms MECHANICAL, BOILER AND GENERATOR ROOMS					Exceptions:		
Floor 3	R-2	27	100	2		420656695	Temporary	06/01/2026
Description of Use:	Apartment House ACCESSORY USE MANAGEMENT OFFICES					Exceptions:		
Floor 3	R-2	26	100	2		420656695	Temporary	06/01/2026
Description of Use:	Apartment House EXERCISE ROOM #3					Exceptions:		
Floor 3	S-2	1	100	2		420656695	Temporary	06/01/2026
Description of Use:	Storage of non combustible Materials POOL EQUIPMENT STORAGE ROOM					Exceptions:		
Floor 3	R-2	74	100	2		420656695	Temporary	06/01/2026
Description of Use:	Apartment House ACCESSORY USE RESIDENTIAL INDOOR POOL, SPA AND SAUNA					Exceptions:		

DOCUMENT CONTINUES ON NEXT PAGE

NYC Buildings

Permissible Use and Occupancy

FLOOR	Occ Group	Max. Persons Permitted	Live Loads (lbs per sq ft)	Zoning Use Group	Dwelling or Rooming Units	Job Reference	Certificate of Occupancy Type	CO Expiration Date
Floor 3	R-2	74	100	2		420656695	Temporary	06/01/2026
Description of Use:	Apartment House EXCERCISE ROOM #1					Exceptions:		
Floor 3	R-2	22	100	2		420656695	Temporary	06/01/2026
Description of Use:	Apartment House ACCESSORY USE TENANT AMENITY EXCERCISE ROOMS #2, PRIVATE FITNESS ROOMS					Exceptions:		
Floor 4	R-2	N/A	100	2	7	420656695	Temporary	06/01/2026
Description of Use:	Apartment House 7 DWELLING UNITS					Exceptions:		
Floor 4	R-2	N/A	100	2		420656695	Temporary	06/01/2026
Description of Use:	Apartment House PRIVATE TERRACES ACCESSORY TO INDIVIDUAL DWELLING UNITS					Exceptions:		
Floor 4	R-2	52	100	2		420656695	Temporary	06/01/2026
Description of Use:	Apartment House ACCESSORY USE TENANT AMENITY CO-WORK ROOM					Exceptions:		
Floor 4	R-2	33	100	2		420656695	Temporary	06/01/2026
Description of Use:	Apartment House ACCESSORY USE TENANT AMENITY PLAY ROOM, LIBRARY, GAME ROOM					Exceptions:		

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NYC Buildings

Permissible Use and Occupancy

FLOOR	Occ Group	Max. Persons Permitted	Live Loads (lbs per sq ft)	Zoning Use Group	Dwelling or Rooming Units	Job Reference	Certificate of Occupancy Type	CO Expiration Date
Floor 4	R-2	N/A	100	2		420656695	Temporary	06/01/2026
Description of Use:	Apartment House UNOCCUPIED MECHANICAL ROOF SPACE					Exceptions:		
Floor 4	R-2	48	100	2		420656695	Temporary	06/01/2026
Description of Use:	Apartment House ACCESSORY TENANT AMENITY PASSIVE RECREATION TERRACE					Exceptions:		
Floor 5	R-2	N/A	100	2	15	420656695	Temporary	06/01/2026
Description of Use:	Apartment House 15 DWELLING UNITS					Exceptions:		
Floor 6	R-2	N/A	100	2	15	420656695	Temporary	06/01/2026
Description of Use:	Apartment House 15 DWELLING UNITS					Exceptions:		
Floor 7	R-2	N/A	100	2	15	420656695	Temporary	06/01/2026
Description of Use:	Apartment House 15 DWELLING UNITS					Exceptions:		
Floor 8	R-2	N/A	100	2	15	420656695	Temporary	06/01/2026
Description of Use:	Apartment House 15 DWELLING UNITS					Exceptions:		

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NYC Buildings

Permissible Use and Occupancy

FLOOR	Occ Group	Max. Persons Permitted	Live Loads (lbs per sq ft)	Zoning Use Group	Dwelling or Rooming Units	Job Reference	Certificate of Occupancy Type	CO Expiration Date
Floor 9	R-2	N/A	100	2	15	420656695	Temporary	06/01/2026
Description of Use:	Apartment House 15 DWELLING UNITS					Exceptions:		
Floor 10	R-2	N/A	100	2	15	420656695	Temporary	06/01/2026
Description of Use:	Apartment House 15 DWELLING UNITS					Exceptions:		
Floor 11	R-2	N/A	100	2	15	420656695	Temporary	06/01/2026
Description of Use:	Apartment House 15 DWELLING UNITS					Exceptions:		
Floor 12	R-2	N/A	100	2	15	420656695	Temporary	06/01/2026
Description of Use:	Apartment House 15 DWELLING UNITS					Exceptions:		
Floor 13	R-2	N/A	100	2	15	420656695	Temporary	06/01/2026
Description of Use:	Apartment House 15 DWELLING UNITS					Exceptions:		
Floor 14	R-2	N/A	100	2	15	420656695	Temporary	06/01/2026
Description of Use:	Apartment House 15 DWELLING UNITS					Exceptions:		

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NYC Buildings

Permissible Use and Occupancy

FLOOR	Occ Group	Max. Persons Permitted	Live Loads (lbs per sq ft)	Zoning Use Group	Dwelling or Rooming Units	Job Reference	Certificate of Occupancy Type	CO Expiration Date
Floor 15	R-2	N/A	100	2	15	420656695	Temporary	06/01/2026
Description of Use:	Apartment House 15 DWELLING UNITS					Exceptions:		
Floor 16	R-2	N/A	100	2	15	420656695	Temporary	06/01/2026
Description of Use:	Apartment House 15 DWELLING UNITS					Exceptions:		
Floor 17	R-2	N/A	100	2	15	420656695	Temporary	06/01/2026
Description of Use:	Apartment House 15 DWELLING UNITS					Exceptions:		
Floor 18	R-2	N/A	100	2	15	420656695	Temporary	06/01/2026
Description of Use:	Apartment House 15 DWELLING UNITS					Exceptions:		
Floor 19	R-2	N/A	100	2	15	420656695	Temporary	06/01/2026
Description of Use:	Apartment House 15 DWELLING UNITS					Exceptions:		
Floor 20	R-2	N/A	100	2	15	420656695	Temporary	06/01/2026
Description of Use:	Apartment House 15 DWELLING UNITS					Exceptions:		

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NYC Buildings

Permissible Use and Occupancy

FLOOR	Occ Group	Max. Persons Permitted	Live Loads (lbs per sq ft)	Zoning Use Group	Dwelling or Rooming Units	Job Reference	Certificate of Occupancy Type	CO Expiration Date
Floor 21	R-2	N/A	100	2	15	420656695	Temporary	06/01/2026
Description of Use:	Apartment House 15 DWELLING UNITS					Exceptions:		
Floor 22	R-2	N/A	100	2	15	420656695	Temporary	06/01/2026
Description of Use:	Apartment House 15 DWELLING UNITS					Exceptions:		
Floor 23	R-2	N/A	100	2	15	420656695	Temporary	06/01/2026
Description of Use:	Apartment House 15 DWELLING UNITS					Exceptions:		
Floor 24	R-2	N/A	100	2	15	420656695	Temporary	06/01/2026
Description of Use:	Apartment House 15 DWELLING UNITS					Exceptions:		
Floor 25	R-2	N/A	100	2	15	420656695	Temporary	06/01/2026
Description of Use:	Apartment House 15 DWELLING UNITS					Exceptions:		
Floor 26	R-2	N/A	100	2	15	420656695	Temporary	06/01/2026
Description of Use:	Apartment House 15 DWELLING UNITS					Exceptions:		

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NYC Buildings

Permissible Use and Occupancy

FLOOR	Occ Group	Max. Persons Permitted	Live Loads (lbs per sq ft)	Zoning Use Group	Dwelling or Rooming Units	Job Reference	Certificate of Occupancy Type	CO Expiration Date
Floor 27	R-2	N/A	100	2	15	420656695	Temporary	06/01/2026
Description of Use:	Apartment House 15 DWELLING UNITS					Exceptions:		
Floor 28	R-2	N/A	100	2	15	420656695	Temporary	06/01/2026
Description of Use:	Apartment House 15 DWELLING UNITS					Exceptions:		
Floor 29	R-2	N/A	100	2	15	420656695	Temporary	06/01/2026
Description of Use:	Apartment House 15 DWELLING UNITS					Exceptions:		
Floor 30	R-2	N/A	100	2	15	420656695	Temporary	06/01/2026
Description of Use:	Apartment House 15 DWELLING UNITS					Exceptions:		
Floor 31	R-2	N/A	100	2	15	420656695	Temporary	06/01/2026
Description of Use:	Apartment House 15 DWELLING UNITS					Exceptions:		
Floor 32	R-2	N/A	100	2	15	420656695	Temporary	06/01/2026
Description of Use:	Apartment House 15 DWELLING UNITS					Exceptions:		

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NYC Buildings

Permissible Use and Occupancy

FLOOR	Occ Group	Max. Persons Permitted	Live Loads (lbs per sq ft)	Zoning Use Group	Dwelling or Rooming Units	Job Reference	Certificate of Occupancy Type	CO Expiration Date
Floor 33	R-2	N/A	100	2	15	420656695	Temporary	06/01/2026
Description of Use:	Apartment House 15 DWELLING UNITS					Exceptions:		
Floor 34	R-2	N/A	100	2	15	420656695	Temporary	06/01/2026
Description of Use:	Apartment House 15 DWELLING UNITS					Exceptions:		
Floor 35	R-2	N/A	100	2	15	420656695	Temporary	06/01/2026
Description of Use:	Apartment House 15 DWELLING UNITS					Exceptions:		
Floor 36	R-2	N/A	100	2	15	420656695	Temporary	06/01/2026
Description of Use:	Apartment House 15 DWELLING UNITS					Exceptions:		
Floor 37	R-2	N/A	100	2	15	420656695	Temporary	06/01/2026
Description of Use:	Apartment House 15 DWELLING UNITS					Exceptions:		
Floor 38	R-2	N/A	100	2	15	420656695	Temporary	06/01/2026
Description of Use:	Apartment House 15 DWELLING UNITS					Exceptions:		

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NYC Buildings

Permissible Use and Occupancy

FLOOR	Occ Group	Max. Persons Permitted	Live Loads (lbs per sq ft)	Zoning Use Group	Dwelling or Rooming Units	Job Reference	Certificate of Occupancy Type	CO Expiration Date
Floor 39	R-2	33	100	2		420656695	Temporary	06/01/2026
Description of Use:	Apartment House ACCESSORY USE TENANT AMENITY LOUNGE					Exceptions:		
Floor 39	F-2	20	100	2		420656695	Temporary	06/01/2026
Description of Use:	Mechanical and/or electrical equipment rooms MECHANICAL ROOMS, ELECTRICAL ROOM, FIRE PUMP ROOM					Exceptions:		
Floor 39	S-2	1	100	2		420656695	Temporary	06/01/2026
Description of Use:	Storage of non combustible Materials FIRE TANKS					Exceptions:		
Floor 39	R-2	6	100	2		420656695	Temporary	06/01/2026
Description of Use:	Apartment House ACCESSORY USE TENANT AMENITY PASSIVE RECREATION					Exceptions:		
Floor 39	R-2	N/A	100	2	4	420656695	Temporary	06/01/2026
Description of Use:	Apartment House 4 DWELLING UNITS					Exceptions:		
Floor 40	R-2	N/A	100	2	4	420656695	Temporary	06/01/2026
Description of Use:	Apartment House 4 DWELLING UNITS					Exceptions:		

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NYC Buildings

Permissible Use and Occupancy

FLOOR	Occ Group	Max. Persons Permitted	Live Loads (lbs per sq ft)	Zoning Use Group	Dwelling or Rooming Units	Job Reference	Certificate of Occupancy Type	CO Expiration Date
Floor 40	F-2	24	100	2		420656695	Temporary	06/01/2026
Description of Use:	Mechanical and/or electrical equipment rooms MECHANICAL, EMR & ELECTRICAL ROOMS					Exceptions:		
Floor 41	R-2	N/A	100	2	15	420656695	Temporary	06/01/2026
Description of Use:	Apartment House 15 DWELLING UNITS					Exceptions:		
Floor 41	R-2	2	100	2		420656695	Temporary	06/01/2026
Description of Use:	Apartment House EMR					Exceptions:		
Floor 42	R-2	N/A	100	2	16	420656695	Temporary	06/01/2026
Description of Use:	Apartment House 16 DWELLING UNITS					Exceptions:		
Floor 43	R-2	N/A	100	2	16	420656695	Temporary	06/01/2026
Description of Use:	Apartment House 16 DWELLING UNITS					Exceptions:		
Floor 44	R-2	N/A	100	2	16	420656695	Temporary	06/01/2026
Description of Use:	Apartment House 16 DWELLING UNITS					Exceptions:		

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NYC Buildings

Permissible Use and Occupancy

FLOOR	Occ Group	Max. Persons Permitted	Live Loads (lbs per sq ft)	Zoning Use Group	Dwelling or Rooming Units	Job Reference	Certificate of Occupancy Type	CO Expiration Date
Floor 45	R-2	N/A	100	2	16	420656695	Temporary	06/01/2026
Description of Use:	Apartment House 16 DWELLING UNITS					Exceptions:		
Floor 46	R-2	N/A	100	2	16	420656695	Temporary	06/01/2026
Description of Use:	Apartment House 16 DWELLING UNITS					Exceptions:		
Floor 47	R-2	N/A	100	2	16	420656695	Temporary	06/01/2026
Description of Use:	Apartment House 16 DWELLING UNITS					Exceptions:		
Floor 48	R-2	N/A	100	2	16	420656695	Temporary	06/01/2026
Description of Use:	Apartment House 16 DWELLING UNITS					Exceptions:		
Floor 49	R-2	N/A	100	2	16	420656695	Temporary	06/01/2026
Description of Use:	Apartment House 16 DWELLING UNITS					Exceptions:		
Floor 50	R-2	N/A	100	2	16	420656695	Temporary	06/01/2026
Description of Use:	Apartment House 16 DWELLING UNITS					Exceptions:		

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NYC Buildings

Permissible Use and Occupancy

FLOOR	Occ Group	Max. Persons Permitted	Live Loads (lbs per sq ft)	Zoning Use Group	Dwelling or Rooming Units	Job Reference	Certificate of Occupancy Type	CO Expiration Date
Floor 51	R-2	N/A	100	2	16	420656695	Temporary	06/01/2026
Description of Use:	Apartment House 16 DWELLING UNITS					Exceptions:		
Floor 52	R-2	N/A	100	2	16	420656695	Temporary	06/01/2026
Description of Use:	Apartment House 16 DWELLING UNITS					Exceptions:		
Floor 53	R-2	N/A	100	2	16	420656695	Temporary	06/01/2026
Description of Use:	Apartment House 16 DWELLING UNITS					Exceptions:		
Floor 54	R-2	N/A	100	2	16	420656695	Temporary	06/01/2026
Description of Use:	Apartment House 16 DWELLING UNITS					Exceptions:		
Floor 55	R-2	N/A	100	2	16	420656695	Temporary	06/01/2026
Description of Use:	Apartment House 16 DWELLING UNITS					Exceptions:		
Floor 56	R-2	N/A	100	2	16	420656695	Temporary	06/01/2026
Description of Use:	Apartment House 16 DWELLING UNITS					Exceptions:		

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NYC Buildings

Permissible Use and Occupancy

FLOOR	Occ Group	Max. Persons Permitted	Live Loads (lbs per sq ft)	Zoning Use Group	Dwelling or Rooming Units	Job Reference	Certificate of Occupancy Type	CO Expiration Date
Floor 57	R-2	N/A	100	2	16	420656695	Temporary	06/01/2026
Description of Use:	Apartment House 16 DWELLING UNITS					Exceptions:		
Floor 58	R-2	N/A	100	2	16	420656695	Temporary	06/01/2026
Description of Use:	Apartment House 16 DWELLING UNITS					Exceptions:		
Floor 59	R-2	N/A	100	2	16	420656695	Temporary	06/01/2026
Description of Use:	Apartment House 16 DWELLING UNITS					Exceptions:		
Floor 60	R-2	N/A	100	2	16	420656695	Temporary	06/01/2026
Description of Use:	Apartment House 16 DWELLING UNITS					Exceptions:		
Floor 61	R-2	N/A	100	2	16	420656695	Temporary	06/01/2026
Description of Use:	Apartment House 16 DWELLING UNITS					Exceptions:		
Floor 62	R-2	N/A	100	2	16	420656695	Temporary	06/01/2026
Description of Use:	Apartment House 16 DWELLING UNITS					Exceptions:		

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NYC Buildings

Permissible Use and Occupancy

FLOOR	Occ Group	Max. Persons Permitted	Live Loads (lbs per sq ft)	Zoning Use Group	Dwelling or Rooming Units	Job Reference	Certificate of Occupancy Type	CO Expiration Date
Floor 63	R-2	N/A	100	2	16	420656695	Temporary	06/01/2026
Description of Use:	Apartment House 16 DWELLING UNITS					Exceptions:		
Floor 64	R-2	N/A	100	2	16	420656695	Temporary	06/01/2026
Description of Use:	Apartment House 16 DWELLING UNITS					Exceptions:		
Floor 65	R-2	N/A	100	2	16	420656695	Temporary	06/01/2026
Description of Use:	Apartment House 16 DWELLING UNITS					Exceptions:		
Floor 66	R-2	N/A	100	2	7	420656695	Temporary	06/01/2026
Description of Use:	Apartment House 7 DWELLING UNITS					Exceptions:		
Floor 66	R-2	13	100	2		420656695	Temporary	06/01/2026
Description of Use:	Apartment House ACCESSORY USE TENANT AMENITY PASSIVE RECREATION, ACCESSORY USE TENANT AMENITY LOUNGE					Exceptions:		
Floor 67	R-2	N/A	100	2	7	420656695	Temporary	06/01/2026
Description of Use:	Apartment House 7 DWELLING UNITS					Exceptions:		

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NYC Buildings

Permissible Use and Occupancy

FLOOR	Occ Group	Max. Persons Permitted	Live Loads (lbs per sq ft)	Zoning Use Group	Dwelling or Rooming Units	Job Reference	Certificate of Occupancy Type	CO Expiration Date
Roof	F-2	N/A	100	2		420656695	Temporary	06/01/2026
Description of Use:	Mechanical and/or electrical equipment rooms BMU BULKHEAD					Exceptions:		
Roof	F-2	41	100	2		420656695	Temporary	06/01/2026
Description of Use:	Mechanical and/or electrical equipment rooms MAIN ROOFMECHANICAL ROOMS & EQUIPMENT AREAS					Exceptions:		
Roof	F-2	8	100	2		420656695	Temporary	06/01/2026
Description of Use:	Mechanical and/or electrical equipment rooms MECHANICAL ROOM, EMR ROOMS-UPPER ROOF					Exceptions:		

CofO Comments: EXHIBITS FILED UNDER CRFN #2016000162205, 2016000162206, 2016000105459 469 BICYCLE PARKING SPACES, 4882 SF OF BICYCLE PARKING STORAGE IS DEDUCTED FROM ZFA. AS PER ZR 12-10 BLOCK 436, LOT 1.10.21 HAVE BEEN DECLARED ONE ZONING L OT. PAID PARKING ATTENDANTS EMPLOYED BY THE OPERATOR WILL BE AVAILABLE TO HANDLE PARKING & MOVING OF AUTOMOBILES AT AL TIMES. IN NO EVENT SHALL THE MAXIMUM NUMBER OF ACCESSORY RESIDENTIAL PARKING SPACES EXCEED 200 ZR 10-1. RESIDENTIAL PARKING SPACES ARE TO BE USED EXCLUSIVELY BY RESIDENTS OF THE BUILDING.

Borough Commissioner



Commissioner

