



December 24, 2025

Hillside 168 Inc.  
Chung Lam  
46-30 Kissena Blvd  
Flushing, NY 11355

Re: Certificate of Completion  
148-26 Hillside Avenue  
Jamaica, Queens  
Site No. C241199

Dear Chung Lam:

Congratulations on having satisfactorily completed the remedial program at the 148-26 Hillside Avenue 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.
- Provide the Certificate of Completion fact sheet to the Document Repositories within 10 days of issuance of the COC. NYSDEC will develop the 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 2027.

If you have any questions, please do not hesitate to contact Rafi Alam, NYSDEC's project manager, at 518-402-8606.

Sincerely,



Andrew Guglielmi  
Division Director  
Division of Environmental Remediation

Enclosure

ec w/ enclosure:

J. Proscia – Rem. Party Consultant - [jproscia@h2m.com](mailto:jproscia@h2m.com)  
J. Cooper – Rem. Party Consultant - [jcooper@h2m.com](mailto:jcooper@h2m.com)  
J. Paul - Rem. Party Attorney - [jpaul@bdlaw.com](mailto:jpaul@bdlaw.com)  
C. Vooris – NYSDOH, [christine.vooris@health.ny.gov](mailto:christine.vooris@health.ny.gov)  
S. McLaughlin – NYSDOH, [scarlett.mclaughlin@health.ny.gov](mailto:scarlett.mclaughlin@health.ny.gov)  
J. Sullivan -NYSDOH, [jim.sullivan@health.ny.gov](mailto:jim.sullivan@health.ny.gov)  
Matt Gokey, [matthew.gokey@tax.ny.gov](mailto:matthew.gokey@tax.ny.gov)  
Paul Takac, [paul.takac@tax.ny.gov](mailto:paul.takac@tax.ny.gov)

ec w/o enc.:

R. Alam – NYSDEC PM, [Rafi.alam@dec.ny.gov](mailto:Rafi.alam@dec.ny.gov)  
L. Gorton – NYSDEC SC, [Lisa.Gorton@dec.ny.gov](mailto:Lisa.Gorton@dec.ny.gov)  
S. Deyette – NYSDEC BD, [scott.deyette@dec.ny.gov](mailto:scott.deyette@dec.ny.gov)  
L. Schmidt – NYSDEC OGC PA, [leia.schmidt@dec.ny.gov](mailto:leia.schmidt@dec.ny.gov)  
K. Lewandowski – NYSDEC Chief, Site Control Section,  
[Kelly.lewandowski@dec.ny.gov](mailto:Kelly.lewandowski@dec.ny.gov)

NYSDEC BROWNFIELD CLEANUP PROGRAM (BCP)

*CERTIFICATE OF COMPLETION*

**CERTIFICATE HOLDER(S):**

**Name**

Hillside 168 Inc.

**Address**

46-30 Kissena Blvd, Flushing, NY 11355

**BROWNFIELD CLEANUP AGREEMENT:**

**Application Approval:** 5/3/22 **Agreement Execution:** 6/10/22

**Agreement Index No.:** C241199-05-22

**Application Amendment Approval:** none

**Agreement Amendment Execution:** none

**SITE INFORMATION:**

**Site No.:** C241199 **Site Name:** 148-26 Hillside Avenue

**Site Owner:** Hillside 168 Inc.

**Street Address:** 148-26 Hillside Avenue

**Municipality:** Jamaica **County:** Queens

**DEC Region:** 2

**Site Size:** 0.397 Acres

**Tax Map Identification Number(s):** 9694-17

**Percentage of site located in an EnZone:** 100 %

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:** Restricted-Residential, Commercial, and Industrial

**Cleanup Track:** Track 2: Restricted use with generic soil cleanup objectives

**Tax Credit Provisions:**

Site Preparation and On-Site Groundwater Remediation Credit Component Rate is 40 %.

Eligibility for Tangible Property Credit is available through: EnZone.

Tangible Property Credit Component Rate is 15%. Comprised of 10% Base, 5 % EnZone.

Dependent upon the project being developed in a manner consistent with the approved Brownfield Cleanup Program application, additional rate increases may be available if the site is developed as affordable housing (5%), if the Certificate Holder receives a separate Determination of Conformance with the BOA from the Secretary of State (5%), if the site is located in a disadvantaged community and not located in an EnZone (5%), if the site is developed as a renewable energy facility site (5%), or if the site is used primarily for manufacturing activities (5%) not to exceed a maximum 24 %.

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 2025000283057.

### **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.

Amanda Lefton  
Commissioner  
New York State Department of Environmental Conservation

By: Andrew Guglielmi Date: 12/24/2025

Andrew O. Guglielmi, Director  
Division of Environmental Remediation

**Exhibit A**  
**Site Description**

## **METES AND BOUND DESCRIPTION**

Track 2

Tax Block 9694 Tax Lot 17

All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough of Queens, County of Queens, City and State of New York, known and designated as lots 179, 180, 181, 182 and 183 on a certain map entitles, "Map No. 2 Bronson Property, in the Village of Jamaica, Queens County, surveyed August 1887 by E.W. Conklin", and filed in the Office of the Clerk, now register, of the County of Queens on September 28, 1887 as Map No. 641, which said lots when taken together are bounded and described according to said map as follows:

BEGINNING at point on the Southerly side of Hillside Avenue, distance 275 feet Westerly from the corner formed by the intersection of the Southerly side of Hillside Avenue with the Westerly side of 150th Street (formerly Alsop Street);

RUNNING THENCE Southerly and parallel with 150th Street 139.60 feet;

THENCE Westerly and parallel with 88th Avenue (formerly Willet Avenue) 125 feet;

THENCE Northerly and parallel with 150th street 137.20' survey (137 feet 2 inches Deed) to the Southerly side of Hillside Avenue;

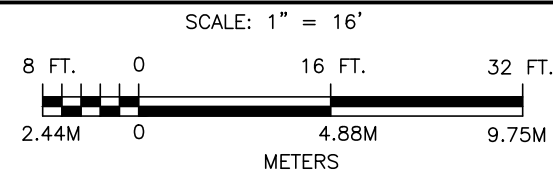
THENCE Easterly along the Southerly side of Hillside Avenue 125 feet to the point or place of BEGINNING.

The above described parcel having an area of 17293.32 square feet or 0.397 acres.

**Exhibit B**  
**Site Survey**

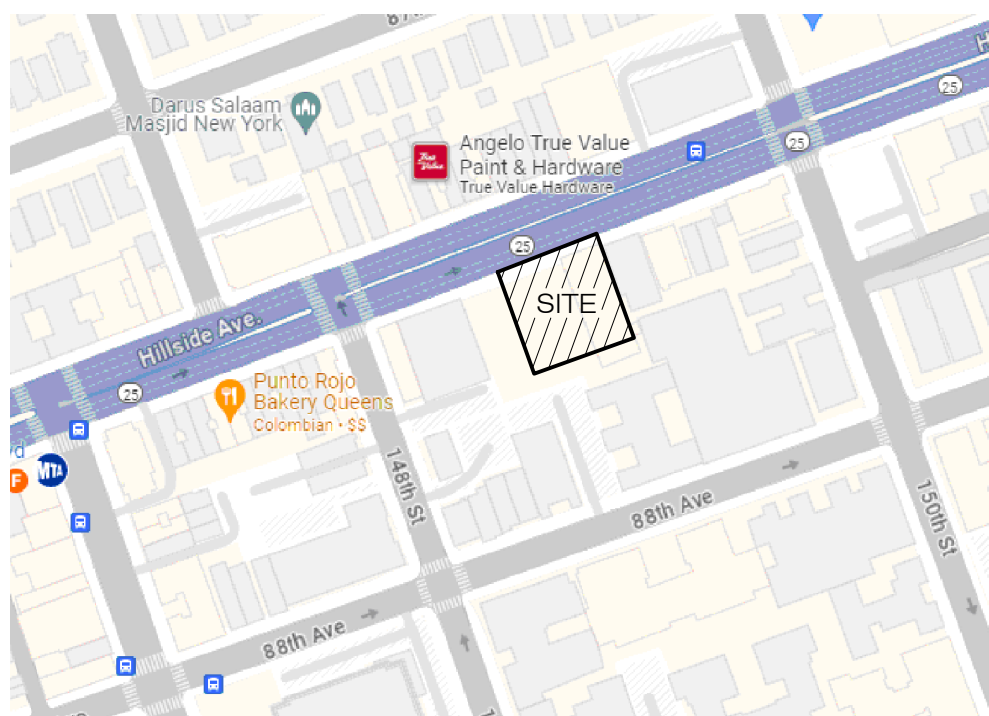


FILE MAP INFO:-  
DESIGNATED AS LOT Nos. 179, 180, 181, 182 & 183  
ON "MAP No. 2, BRONSON PROPERTY, IN THE VILLAGE OF JAMAICA"  
FILED SEPTEMBER 28, 1887 AS MAP No. 641



SURVEY OF PROPERTY AT:-  
QUEENS COUNTY, N.Y.  
TAX SECTION: 42 TAX BLOCK: 9694 TAX LOT: 17  
PROPERTY ADDRESS:  
148-18 HILLSIDE AVENUE, JAMAICA, NY 11435  
aka. 148-26 Hillside Avenue, Jamaica NY 11435

KEY MAP



LEGEND:-

- FIRE HYDRANT
- DROP CURB
- GAS VALVE
- WATER VALVE
- UNKNOWN VALVE
- PARKING METER
- ELECTRIC MANHOLE
- SEWER MANHOLE
- FDNY MANHOLE
- SEWER MAHOLE NOT FOUND IN FIELD
- LIGHT POLE
- TC - TOP OF CURB ELEVATION
- BC - BOTTOM OF CURB ELEVATION
- CL - CENTER LINE ELEVATION
- EL - SPOT ELEVATION
- FF - FIRST FLOOR ELEVATION
- N - NORTH
- S - SOUTH
- E - EAST
- W - WEST

NOTE:

"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 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](mailto:derweb@dec.ny.gov)".

Legal Description (OVERALL PARCEL) (ENVIRONMENTAL EASEMENT)

QUEENS COUNTY TAX MAP DESIGNATION:  
SECTION 42 BLOCK 9694 LOT 17  
0.397 Acreage

All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough of Queens, County of Queens, City and State of New York, known and designated as lots 179, 180, 181, 182 and 183 on a certain map entitles, "Map No. 2 Bronson Property, in the Village of Jamaica, Queens County, surveyed August 1887 by E.W. Conklin", and filed in the Office of the Clerk, now register, of the County of Queens on September 28, 1887 as Map No. 641, which said lots when taken together are bounded and described according to said map as follows:

BEGINNING at point on the Southerly side of Hillside Avenue, distance 275 feet Westerly from the corner formed by the intersection of the Southerly side of Hillside Avenue with the Westerly side of 150th Street (formerly Alsop Street);

RUNNING THENCE Southerly and parallel with 150th Street 139.60 feet;

THENCE Westerly and parallel with 88th Avenue ( formerly Willet Avenue) 125 feet;

THENCE Northerly and parallel with 150th street 137.20' survey (137 feet 2 inches Deed) to the Southerly side of Hillside Avenue;

THENCE Easterly along the Southerly side of Hillside Avenue 125 feet to the point or place of BEGINNING.

CERTIFIED TO:  
NEW YORK CITY DEPARTMENT OF BUILDINGS

NOTES:  
1. THERE ARE NO VISIBLE STREAMS NOR NATURAL WATER COURSES IN THE PROPERTY EXCEPT AS SHOWN ON THIS SURVEY.  
2. PROPERTY CORNER MONUMENTS WERE NOT PLACED AS PART OF THIS SURVEY.  
3. IT IS A VIOLATION OF THE STATE EDUCATION LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED LAND SURVEYOR TO ALTER AN ITEM IN ANY WAY.  
4. ARCHITECTS MUST ORDER A TOPOGRAPHICAL MAP SPECIFYING THEIR EXACT NEEDS.  
5. CONSULT WITH THE HIGHWAY DEPARTMENT BEFORE DESIGNING, INSTALLING, OR MODIFYING ANY NEW OR EXISTING CURBS, WALKS, OR ROADWAYS IN THE STREETS SHOWN HEREON.  
6. SUBSURFACE INFORMATION SHOWN HEREON WAS OBTAINED FROM VARIOUS CITY DEPARTMENTS AND/OR PRIVATE UTILITY COMPANIES. THE SURVEYOR ACCEPTS NO RESPONSIBILITY FOR ANY OF THIS DATA.  
7. EASEMENTS OF RECORD ARE ONLY GUARANTEED IF AN ABSTRACT OF TITLE IS FURNISHED TO THE SURVEYOR.  
8. ALL ELEVATIONS SHOWN REFER TO THE 1988 NAVD.  
9. FEMA FLOOD INFORMATION THIS PROPERTY IS LOCATED ON PANEL 3604970233F ZONE "X" DATED SEPTEMBER 5, 2007.  
10. NEW YORK STATE LAW REQUIRES BEFORE EXCAVATE CALL 811, & DIGNET AT 800-272-4480  
11. SEWER & WATER INFORMATION MUST BE VERIFIED WITH DEP.  
12. TEMPORARY CONSTRUCTION FENCE NOT LOCATED.

UTILITY STATEMENT

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

DATE - MAY 29, 2025 (LEGAL DESCRIPTION AMENDED)

DATE - SEPTEMBER 6, 2024  
SURVEY No - COC-2024-663-C1  
DESCRIPTION - ENVIRONMENTAL EASEMENT



COC MAPPING CORP.  
COORDINATES OF CONSTRUCTION

91-22 215th PLACE  
QUEENS VILLAGE, N.Y. 11428  
TELEPHONE (347)239-9844  
EMAIL, COCMAPPING@GMAIL.COM

DRAFTED - CJ CHECKED - SK



ADRIAN S. LALSA LIC.# 050936  
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**NOTICE OF CERTIFICATE OF COMPLETION**  
**Brownfield Cleanup Program**  
**6 NYCRR Part 375-1.9(d)**

**148-26 Hillside Avenue, Site ID No. C241199**  
**148-26 Hillside Avenue, Jamaica, New York, 11435**  
**Jamaica, Queens County, Tax Map Identification Number: 9694-17**

**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 Hillside 168 Inc. for a parcel approximately 0.397 acres located at 148-26 Hillside Avenue, 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.

**PLEASE TAKE NOTICE**, 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 Kings County as 2025000283057.

**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

**148-26 Hillside Avenue, C241199**  
**148-26 Hillside Avenue, Jamaica, New York, 11435**

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.

**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 located at 47-40 21st St, Long Island City, NY 11101, by contacting the Regional Environmental Remediation Engineer, or at <https://www.dec.ny.gov/data/DecDocs/C241199/>.

**WHEREFORE**, the undersigned has signed this Notice of Certificate

HILLSIDE 168 INC.

By: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

STATE OF NEW YORK        )  
COUNTY OF                )

**148-26 Hillside Avenue, C241199**  
**148-26 Hillside Avenue, Jamaica, New York, 11435**

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:**  
HILLSIDE 168 INC.  
Attn: Chung Lam  
46-30 Kissena blvd  
Flushing, NY, 11355



NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION  
Site Management Form  
12/19/2025



**SITE DESCRIPTION**

**SITE NO.** C241199

**SITE NAME** 148-26 Hillside Avenue

**SITE ADDRESS:** 148-26 Hillside Avenue **ZIP CODE:** 11435

**CITY/TOWN:** Jamaica

**COUNTY:** Queens

**ALLOWABLE USE:** Restricted-Residential, 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: 04/30/2027

**Description of Institutional Control**

**Hillside 168 Inc.**

148-18 Hillside Avenue

**148-26 Hillside Avenue**

Environmental Easement

Block: 9694

Lot: 17

Sublot:

Section:

Subsection:

S\_B\_L Image: 9694-17

Ground Water Use Restriction

IC/EC Plan

Monitoring Plan

O&M Plan

Site Management Plan

## Description of Engineering Control

### Hillside 168 Inc.

148-18 Hillside Avenue

### 148-26 Hillside Avenue

Environmental Easement

Block: 9694

Lot: 17

Sublot:

Section:

Subsection:

S\_B\_L Image: 9694-17

Cover System

Air Sparging/Soil Vapor Extraction

Vapor Mitigation