



Department of
Environmental
Conservation

**BROWNFIELD CLEANUP PROGRAM (BCP)
APPLICATION TO AMEND BROWNFIELD
CLEANUP AGREEMENT AND AMENDMENT**

Please refer to the attached instructions for guidance on completing this application.

Submission of a full BCP application will be required should this application be determined to be a major amendment. If the amendment seeks to add or subtract more than an insignificant acreage of property to the BCA, applicants are encouraged to consult with the DEC project team prior to submitting this application.

PART I. BROWNFIELD CLEANUP AGREEMENT AMENDMENT APPLICATION	
1. Check the appropriate box(es) below based on the nature of the amendment modification(s) requested:	
<input type="checkbox"/>	Amendment to modify the existing BCA (check one or more boxes below):
<input type="checkbox"/>	Add applicant(s)
<input type="checkbox"/>	Substitute applicant(s)
<input type="checkbox"/>	Remove applicant(s)
<input type="checkbox"/>	Change in name of applicant(s)
<input type="checkbox"/>	Amendment to reflect a transfer of title to all or part of the brownfield site:
	a. A copy of the recorded deed must be provided. Is this attached? Yes <input type="radio"/> No <input type="radio"/>
	b. <input type="checkbox"/> Change in ownership <input type="checkbox"/> Additional owner (such as a beneficial owner)
	c. Pursuant to 6 NYCRR Part 375-1.11(d), a Change of Use form should have been submitted prior to a transfer of ownership. If this has not yet been submitted, include the form with this application. Is this form attached? Yes <input type="radio"/> No <input type="radio"/> Submitted on: _____
<input checked="" type="checkbox"/>	Amendment to modify description of the property(ies) listed in the existing BCA
<input type="checkbox"/>	Amendment to expand or reduce property boundaries of the property(ies) listed in the existing BCA
<input type="checkbox"/>	Sites in Bronx, Kings, New York, Queens or Richmond Counties ONLY: amendment to request determination that the site is eligible for tangible property credit component of the brownfield redevelopment tax credit.
<input type="checkbox"/>	Other (explain in detail below)
2. REQUIRED: Please provide a brief narrative describing the specific requests included in this amendment:	
<p>The site had a tax lot merger of former lots ## 18 and 20, into a new lot # 18. As a result of the updated survey of the newly merged lot (less area below mean high water), the metes and bounds description has been revised and the total calculated amount of acreage reduced from 1.340 to 1.228 acres. However, the actual site boundary has not changed.</p>	

SECTION I: CURRENT AGREEMENT INFORMATION	
<i>This section must be completed in full. Attach additional pages as necessary.</i>	
BCP SITE NAME: 3-60 Beach 79th Street	BCP SITE CODE: C241207
NAME OF CURRENT APPLICANT(S): 79 Arverne Development LLC	
INDEX NUMBER OF AGREEMENT: C241207-04-18	DATE OF ORIGINAL AGREEMENT: 06/22/2018

SECTION II: NEW REQUESTOR INFORMATION		
<i>Complete this section only if adding new requestor(s) or the name of an existing requestor has changed.</i>		
NAME:		
ADDRESS:		
CITY/TOWN:	ZIP CODE:	
PHONE:	EMAIL:	
REQUESTOR CONTACT:		
ADDRESS:		
CITY/TOWN:	ZIP CODE:	
PHONE:	EMAIL:	
REQUESTOR'S CONSULTANT:	CONTACT:	
ADDRESS:		
CITY/TOWN:	ZIP CODE:	
PHONE:	EMAIL:	
REQUESTOR'S ATTORNEY:	CONTACT:	
ADDRESS:		
CITY/TOWN:	ZIP CODE:	
PHONE:	EMAIL:	
	Y	N
1. Is the requestor authorized to conduct business in New York State?	<input type="radio"/>	<input type="radio"/>
2. If the requestor is a corporation, LLC, LLP, or other entity requiring authorization from the NYS Department of State (NYSDOS) to conduct business in NYS, the requestor's name must appear exactly as given above in the NYSDOS Corporation & Business Entity Database. A print-out of entity information from the NYSDOS database must be submitted with this application. Is this print-out attached?	<input type="radio"/>	<input type="radio"/>
3. Requestor must submit proof that the party signing this application and amendment has the authority to bind the requestor. This would be documentation showing the authority to bind the requestor in the form of corporate organizational papers, a Corporate Resolution or an Operating Agreement or Resolution for an LLC. Is this proof attached?	<input type="radio"/>	<input type="radio"/>
4. If the requestor is an LLC, the names of the members/owners must be provided. Is this information attached?	N/A <input type="radio"/>	<input type="radio"/>
5. Describe the new requestor's relationship to all existing applicants:		

SECTION III: CURRENT PROPERTY OWNER/OPERATOR INFORMATION			
<i>Complete this section only if a transfer of ownership has taken place. Attach additional pages if necessary.</i>			
Owner listed below is:	<input type="checkbox"/> Existing Applicant	<input type="checkbox"/> New Applicant	<input type="checkbox"/> Non-Applicant
OWNER'S NAME:		CONTACT:	
ADDRESS:			
CITY/TOWN:		ZIP CODE:	
PHONE:	EMAIL:		
OPERATOR:		CONTACT:	
ADDRESS:			
CITY/TOWN:		ZIP CODE:	
PHONE:	EMAIL:		

SECTION IV: NEW REQUESTOR ELIGIBILITY INFORMATION		
<i>Complete this section only if adding new requestor(s). Attach additional pages if necessary.</i>		
If answering "yes" to any of the following questions, please provide additional information as an attachment. Please refer to ECL § 27-1407 for details.		
	Y	N
1. Are any enforcement actions pending against the requestor regarding this site?	<input type="radio"/>	<input type="radio"/>
2. Is the requestor presently subject to an existing order for the investigation, removal or remediation relating to contamination at the site?	<input type="radio"/>	<input type="radio"/>
3. Is the requestor subject to an outstanding claim by the Spill Fund for the site? Any questions regarding whether a party is subject to a spill claim should be discussed with the Spill Fund Administrator.	<input type="radio"/>	<input type="radio"/>
4. Has the requestor been determined in an administrative, civil or criminal proceeding to be in violation of (i) any provision of the subject law; (ii) any order or determination; (iii) any regulation implementing ECL Article 27 Title 14; or (iv) any similar statute or regulation of the state or federal government? If so, provide additional information as an attachment.	<input type="radio"/>	<input type="radio"/>
5. Has the requestor previously been denied entry to the BCP? If so, include information relative to the application, such as site name, address, DEC site number, reason for denial, and any other relevant information.	<input type="radio"/>	<input type="radio"/>
6. Has the requestor been found in a civil proceeding to have committed a negligent or intentionally tortious act involving the handling, storing, treating, disposing or transporting or contaminants?	<input type="radio"/>	<input type="radio"/>
7. Has the requestor been convicted of a criminal offense (i) involving the handling, storing, treating, disposing or transporting of contaminants; or (ii) that involves a violent felony, fraud, bribery, perjury, theft, or offense against public administration (as that term is used in Article 195 of the Penal Law) under federal law or the laws of any state?	<input type="radio"/>	<input type="radio"/>
8. Has the requestor knowingly falsified statements or concealed material facts in any matter within the jurisdiction of the Department, or submitted a false statement or made use of or made a false statement in connection with any document or application submitted to the Department?	<input type="radio"/>	<input type="radio"/>

SECTION IV: NEW REQUESTOR ELIGIBILITY INFORMATION (continued)		Y	N	
9. Is the requestor an individual or entity of the type set forth in ECL 27-1407.9(f) that committed an act or failed to act, and such act or failure to act could be the basis for denial of a BCP application?		<input type="radio"/>	<input type="radio"/>	
10. Was the requestor's participation in any remedial program under DEC's oversight terminated by DEC or by a court for failure to substantially comply with an agreement or order?		<input type="radio"/>	<input type="radio"/>	
11. Are there any unregistered bulk storage tanks on-site which require registration?		<input type="radio"/>	<input type="radio"/>	
12. THE NEW REQUESTOR MUST CERTIFY THAT IT IS EITHER A PARTICIPANT OR VOLUNTEER IN ACCORDANCE WITH ECL § 27-1405(1) BY CHECKING ONE OF THE BOXES BELOW:				
<input type="checkbox"/> PARTICIPANT A requestor who either (1) was the owner of the site at the time of the disposal of contamination or (2) is otherwise a person responsible for the contamination, unless the liability arises solely as a result of ownership, operation of or involvement with the site subsequent to the disposal of contamination.	<input type="checkbox"/> VOLUNTEER A requestor other than a participant, including a requestor whose liability arises solely as a result of ownership, operation of or involvement with the site subsequent to the disposal of a hazardous waste or discharge of petroleum. NOTE: By checking this box, a requestor whose liability arises solely as a result of ownership, operation of or involvement with the site certifies that they have exercised appropriate care with respect to the hazardous waste found at the facility by taking reasonable steps to: (i) stop any continuing discharge; (ii) prevent any threatened future release; (iii) prevent or limit human, environmental or natural resource exposure to any previously released hazardous waste. If a requestor's liability arises solely as a result of ownership, operation of or involvement with the site, they must submit a statement describing why they should be considered a volunteer – be specific as to the appropriate care taken.	<div style="font-size: 2em; font-weight: bold; color: blue;">N/A</div>		
13. If the requestor is a volunteer, is a statement describing why the requestor should be considered a volunteer attached?		N/A <input type="radio"/>	Y <input type="radio"/>	N <input type="radio"/>
14. Requestor's relationship to the property (check all that apply):				
<input type="checkbox"/> Prior Owner <input type="checkbox"/> Current Owner <input type="checkbox"/> Potential/Future Purchaser <input type="checkbox"/> Other: _____				
15. If the requestor is not the current site owner, proof of site access sufficient to complete the remediation must be submitted. Proof must show that the requestor will have access to the property before being added to the BCA and throughout the BCP project, including the ability to place an easement on the site. Is this proof attached?		N/A <input type="radio"/>	Y <input type="radio"/>	N <input type="radio"/>

SECTION V: PROPERTY DESCRIPTION AND REQUESTED CHANGES <i>Complete this section only if property is being added to or removed from the site, a lot merger or other change to site SBL(s) has occurred, or if modifying the site address for any reason.</i>								
1. Property information on current agreement (as modified by any previous amendments, if applicable):								
ADDRESS: 3-60 Beach 79th Street								
CITY/TOWN Far Rockaway, NY				ZIP CODE: 11692				
CURRENT PROPERTY INFORMATION		TOTAL ACREAGE OF CURRENT SITE: 1.340						
PARCEL ADDRESS	SECTION	BLOCK	LOT	ACREAGE				
3-60 Beach 79th Street	62	16100	18	0.35				
3-60 Beach 79th Street	62	16100	20	0.99				
2. Requested change (check appropriate boxes below):								
<input type="checkbox"/> a. Addition of property (may require additional citizen participation depending on the nature of the expansion – see instructions)								
PARCELS ADDED:								
PARCEL ADDRESS	SECTION	BLOCK	LOT	ACREAGE				
TOTAL ACREAGE TO BE ADDED: _____								
<input type="checkbox"/> b. Reduction of property								
PARCELS REMOVED:								
PARCEL ADDRESS	SECTION	BLOCK	LOT	ACREAGE				
TOTAL ACREAGE TO BE REMOVED: _____								
<input checked="" type="checkbox"/> c. Change to SBL (e.g., lot merge, subdivision, address change)								
NEW PROPERTY INFORMATION:								
PARCEL ADDRESS	SECTION	BLOCK	LOT	ACREAGE				
3-60 Beach 79th Street	62	16100	18	1.228				
3. TOTAL REVISED SITE ACREAGE: <u>1.228</u>								
4. For all changes requested in this section, documentation must be provided. Required attachments are listed in the application instructions. Is the required documentation attached?				<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; text-align: center;">Y</td> <td style="width: 50%; text-align: center;">N</td> </tr> <tr> <td style="text-align: center;"><input checked="" type="radio"/></td> <td style="text-align: center;"><input type="radio"/></td> </tr> </table>	Y	N	<input checked="" type="radio"/>	<input type="radio"/>
Y	N							
<input checked="" type="radio"/>	<input type="radio"/>							

**APPLICATION TO AMEND BROWNFIELD CLEANUP AGREEMENT AND AMENDMENT SUPPLEMENT
QUESTIONS FOR SITE SEEKING TANGIBLE PROPERTY CREDITS IN NEW YORK CITY ONLY**

Complete this section only if the site is located within the five counties comprising New York City and the requestor is seeking a determination of eligibility for tangible property credits. Provide supporting documentation as required. Refer to the application instructions for additional information.

	Y	N
1. Is the site located in Bronx, Kings, New York, Queens or Richmond County?	<input type="radio"/>	<input type="radio"/>
2. Is the requestor seeking a determination that the site is eligible for the tangible property credit component of the brownfield redevelopment tax credit?	<input type="radio"/>	<input type="radio"/>
3. Is at least 50% of the site area located within an environmental zone pursuant to Tax Law 21(6)? Please see DEC's website for more information.	<input type="radio"/>	<input type="radio"/>
4. Is the property upside down as defined below? From ECL 27-1405(31): "Upside down" shall mean a property where the projected and incurred cost of the investigation and remediation which is protective for the anticipated use of the property equals or exceeds seventy-five percent of its independent appraised value, as of the date of submission of the application for participation in the brownfield cleanup program, developed under the hypothetical condition that the property is not contaminated.	<input type="radio"/>	<input type="radio"/>
5. Is the project an affordable housing project as defined below? From 6 NYCRR 375-3.2(a) as of August 12, 2016: (a) "Affordable housing project" means, for purposes of this part, title fourteen of article twenty-seven of the environmental conservation law and section twenty-one of the tax law only, a project that is developed for residential use or mixed residential use that must include affordable residential rental units and/or affordable home ownership units. (1) Affordable residential rental projects under this subdivision must be subject to a federal, state, or local government housing agency's affordable housing program, or a local government's regulatory agreement or legally binding restriction, which defines (i) a percentage of the residential rental units in the affordable housing project to be dedicated to (ii) tenants at a defined maximum percentage of the area median income based on the occupants' household's annual gross income. (2) Affordable home ownership projects under this subdivision must be subject to a federal, state, or local government housing agency's affordable housing program, or a local government's regulatory agreement or legally binding restriction, which sets affordable units aside for homeowners at a defined maximum percentage of the area median income. (3) "Area median income" means, for purposes of this subdivision, the area median income for the primary metropolitan statistical area, or for the county if located outside a metropolitan statistical area, as determined by the United States Department of Housing and Urban Development, or its successor, for a family of four, as adjusted for family size.	<input type="radio"/>	<input type="radio"/>

APPLICATION SUPPLEMENT FOR NYC SITES (continued)	Y	N
<p>6. Is the project a planned renewable energy facility site as defined below?</p> <p>From ECL 27-1405(33) as of April 9, 2022:</p> <p>"Renewable energy facility site" shall mean real property (a) this is used for a renewable energy system, as defined in section sixty-six-p of the public service law; or (b) any co-located system storing energy generated from such a renewable energy system prior to delivering it to the bulk transmission, sub-transmission, or distribution system.</p> <p>From Public Service Law Article 4 Section 66-p as of April 2, 2021:</p> <p>(b) "renewable energy systems" means systems that generate electricity or thermal energy through use of the following technologies: solar thermal, photovoltaics, on land and offshore wind, hydroelectric, geothermal electric, geothermal ground source heat, tidal energy, wave energy, ocean thermal, and fuel cells which do not utilize a fossil fuel resource in the process of generating electricity.</p>	<input type="radio"/>	<input type="radio"/>
<p>7. Is the site located within a disadvantaged community, within a designated Brownfield Opportunity Area, and meets the conformance determinations pursuant to subdivision ten of section nine-hundred-seventy-r of the general municipal law?</p> <p>From ECL 75-0111 as of April 9, 2022:</p> <p>(5) "Disadvantaged communities" means communities that bear the burdens of negative public health effects, environmental pollution, impacts of climate change, and possess certain socioeconomic criteria, or comprise high-concentrations of low- and moderate-income households, as identified pursuant to section 75-0111 of this article.</p>	<input type="radio"/>	<input type="radio"/>

PART II. BROWNFIELD CLEANUP PROGRAM AMENDMENT

EXISTING AGREEMENT INFORMATION

BCP SITE NAME: 3-60 Beach 79th Street

BCP SITE CODE: C241207

NAME OF CURRENT APPLICANT(S): 79 Arverne Development LLC

INDEX NUMBER OF AGREEMENT: C241207-04-18

DATE OF ORIGINAL AGREEMENT 06/22/2018

Declaration of Amendment:

By the requestor(s) and/or applicant(s) signature(s) below, and subsequent signature by the Department, the above application to amend the Brownfield Cleanup Agreement described above is hereby approved. This Amendment is made in accordance with and subject to all of the BCA and all applicable guidance, regulations and state laws applicable thereto. All other substantive and procedural terms of the Agreement will remain unchanged and in full force and effect regarding the parties to the Agreement.

Nothing contained herein constitutes a waiver by the Department or the State of New York of any rights held in accordance with the Agreement or any applicable state and/or federal law or a release for any party from obligations held under the Agreement or those same laws.

STATEMENT OF CERTIFICATION AND SIGNATURES: NEW REQUESTOR

Complete the appropriate section (individual or entity) below only if this Amendment adds a new requestor. Attach additional pages as needed.

(Individual)

I hereby affirm that the information provided on this form and its attachments is true and complete to the best of my knowledge and belief. I am aware that any false statement made herein is punishable as a Class A misdemeanor pursuant to section 210.45 of the Penal Law. My signature below constitutes the requisite approval for the amendment to the BCA Application, which will be effective upon signature by the Department.

Date: _____ Signature:  _____

Print Name: _____

(Entity)

I hereby affirm that I am _____ (title) of _____ (entity); that I am authorized by that entity to make this application; that this application was prepared by me or under my supervision and direction; and that information provided on this form and its attachments is true and complete to the best of my knowledge and belief. I am aware that any false statement made herein is punishable as a Class A misdemeanor pursuant to Section 210.45 of the Penal Law.

_____ signature below constitutes the requisite approval for the amendment to the BCA Application, which will be effective upon signature by the Department.

Date: _____ Signature: _____

Print Name: _____

STATEMENT OF CERTIFICATION AND SIGNATURES: EXISTING APPLICANT(S)

An authorized representative of each applicant must complete and sign the appropriate section (individual or entity) below. Attach additional pages as needed.

~~(Individual)~~

~~I hereby affirm that I am a party to the Brownfield Cleanup Agreement and/or Application referenced in Section I above and that I am aware of this Application for an Amendment to that Agreement and/or Application. My signature below constitutes the requisite approval for the amendment to the BCA Application, which will be effective upon signature by the Department.~~

~~Date: _____ Signature: _____~~

~~Print Name: _____~~

(Entity)

I hereby affirm that I am MANAGER (title) of 79 ARDENNE DEVELOPMENT LLC (entity) which is a party to the Brownfield Cleanup Agreement and/or Application referenced in Section I above and that I am aware of this Application for an Amendment to that Agreement and/or Application. _____ signature below constitutes the requisite approval for the amendment to the BCA Application, which will be effective upon signature by the Department.

Date: 3/28/24 Signature: _____

Print Name: URI KAUFMAN

PLEASE SEE THE FOLLOWING PAGE FOR SUBMITTAL INSTRUCTIONS

REMAINDER OF THIS AMENDMENT WILL BE COMPLETED SOLELY BY THE DEPARTMENT

Status of Agreement:

<input type="checkbox"/> PARTICIPANT A requestor who either (1) was the owner of the site at the time of the disposal of contamination or (2) is otherwise a person responsible for the contamination, unless the liability arises solely as a result of ownership, operation of or involvement with the site subsequent to the disposal of contamination.	<input checked="" type="checkbox"/> VOLUNTEER A requestor other than a participant, including a requestor whose liability arises solely as a result of ownership, operation of or involvement with the site subsequent to the contamination.
--	--

Effective Date of the Original Agreement: 06/22/2018

Signature by the Department:

DATED: 5/24/24

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

By:

Janet E. Brown

**Janet E Brown, Assistant Director
Division of Environmental Remediation**



APPLICATION FOR APPORTIONMENTS OR MERGERS

Instructions: Please complete this application and *submit in person* to: **Department of Finance, Property Division - Tax Map Office, 66 John Street, 2nd floor, New York, NY 10038.** Please read the instructions for further details before completing this form. Print clearly.

SECTION A: PROPERTY INFORMATION

Borough: QUEENS Block: 16100 Present Lot(s): 18, 20

DO NOT WRITE IN THIS SPACE - FOR OFFICE USE ONLY

Merger Apportionment Number of Lots Requested 1
 Air Subterranean

Lot Number: 18

Lot(s) Usage: (check one) Residential Building Gross Sq/Ft: _____ Commercial Building Gross Sq/Ft: 12,496 Mix (Residential & Commercial) Building Gross Sq/Ft: _____

1. Property Owner's Name (as per Deed): _____
OR
Company Name: 79 ARVERNE DEVELOPMENT LLC

2. Property Address: ROCKAWAY FREEWAY FAR ROCKAWAY NY 11693
NUMBER AND STREET CITY STATE ZIP CODE

3. Filing Representative (if applicable): MUHAMMAD/SAMIR KNEDARU/TAMANG

SECTION B: CERTIFICATION

1. Architect/Engineer/Applicant's Name: RELF FRANK
LAST NAME FIRST NAME

2. Address: 35 PINELAWN ROAD, STE 400 MELVILLE NY 11747
NUMBER AND STREET CITY STATE ZIP CODE

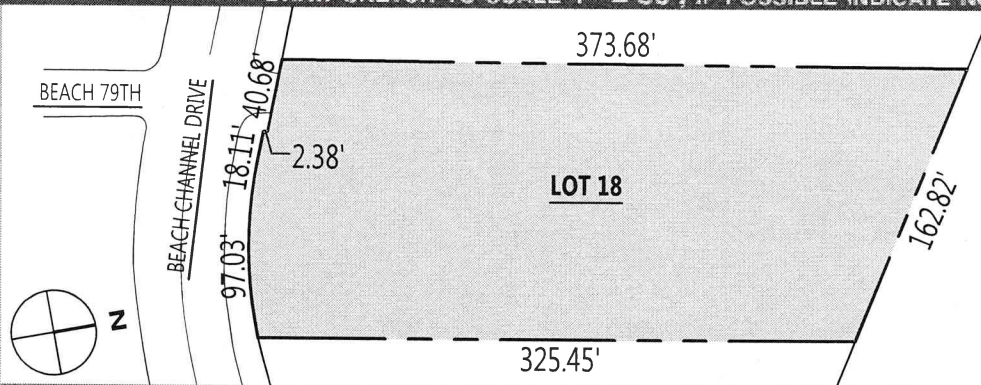
3. Telephone Number: (631)271-4432 4. Email Address: FGR@FGRELF.COM

The applicant hereby certifies that, in making this application for merger/apportionment, she is the owner, or acting under the direction of the owner.

Signature of Architect/ Engineer/Applicant: *Frank G. Relf* Date: 05 / 15 / 2020

TAX MAP CHANGE WILL NOT BE MADE UNTIL PRESENTATION OF REQUIRED DOCUMENTS (see reverse for the required documents)

DRAW SKETCH TO SCALE 1" = 50', IF POSSIBLE INDICATE NORTH ARROW



(Architect or Engineer's seal)

Tentative Lot(s) issued: _____ Customer Service Representative: P. Bradley Date: 5/27/2020 New Lot(s): --- Lot(s) Affected: 18 Lot(s) Dropped: 20

Please note: Map changes will not be made until presentation of all required documents is reviewed and approved by the Specialist. Lots are tentative until final approval is received from the Tax Map Office.

Map Updated: _____ Tax Map Specialist: _____ Date: ____/____/____



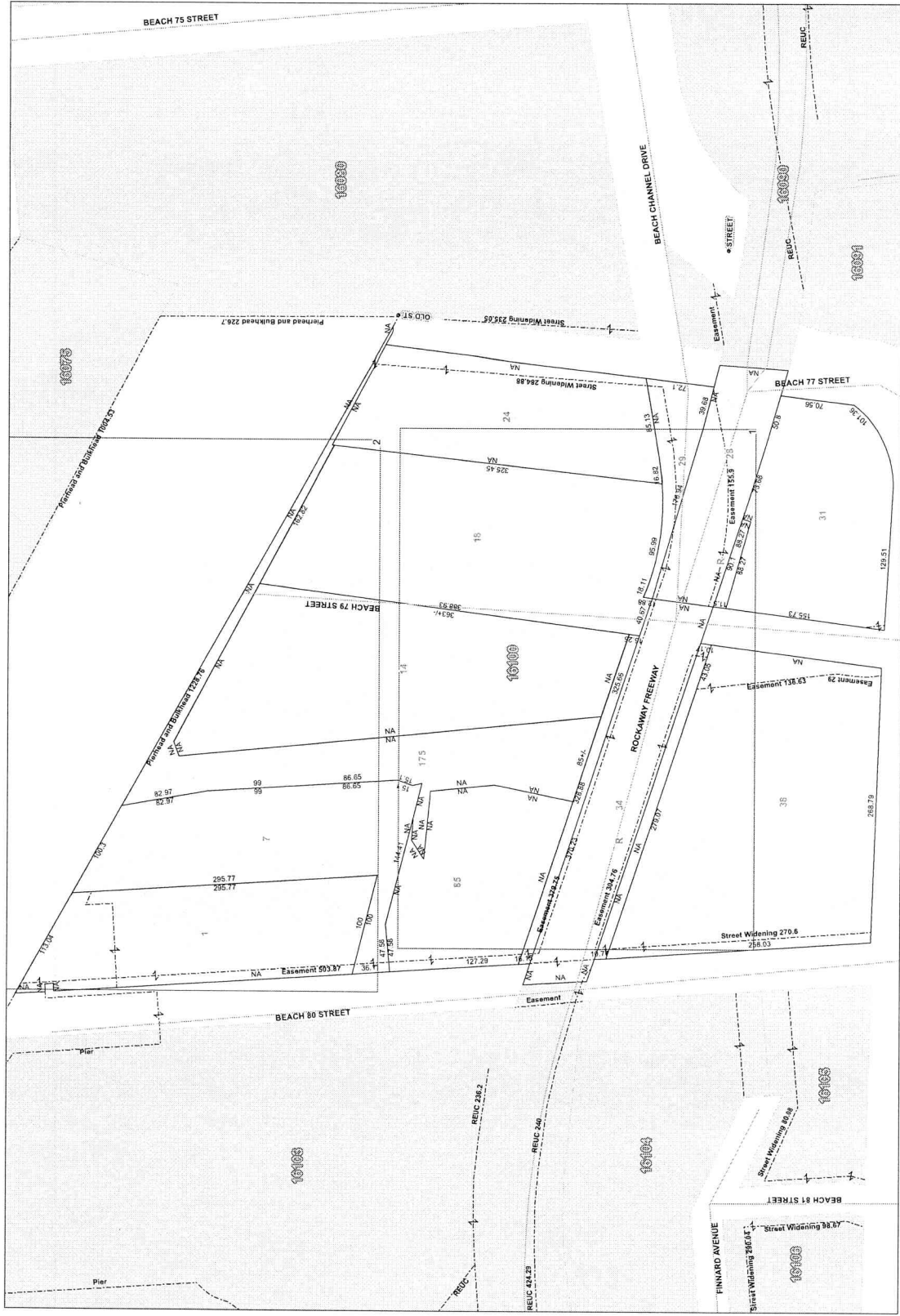
NYC Digital Tax Map

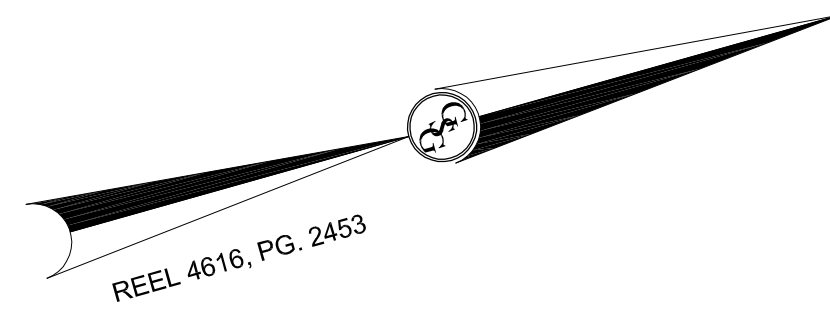
Effective Date : 08-01-2023 08:48:03
 End Date : Current
 Queens Block: 16100



Legend

- Streets
- Miscellaneous Text
- Possession Hooks
- Boundary Lines
- Lot Face Possession Hooks
- Regular
- Underwater
- Tax Lot Polygon
- Condo Number
- Tax Block Polygon



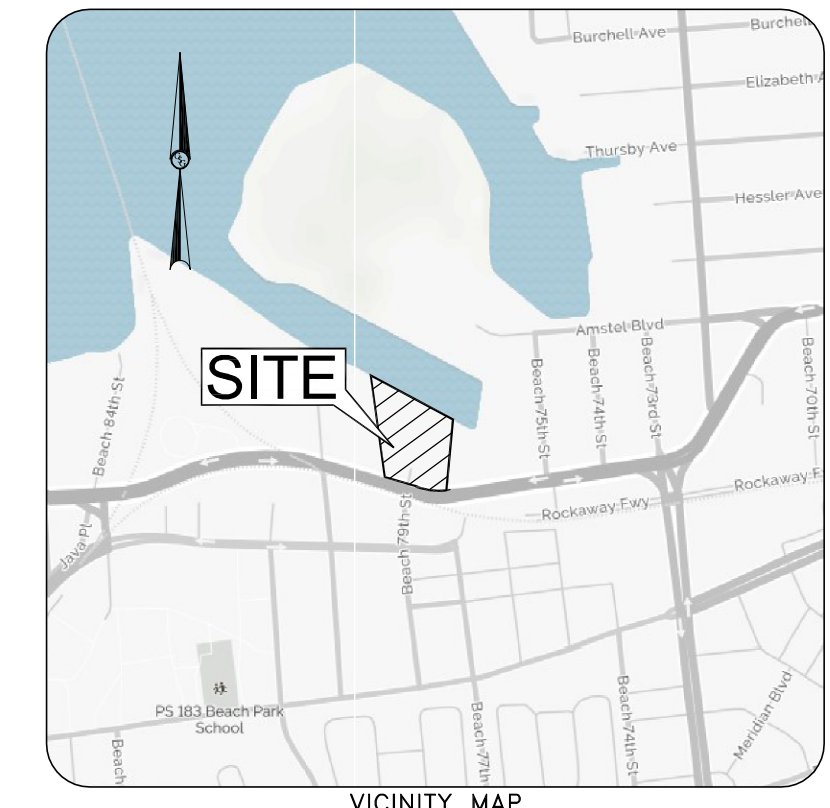


BEACH 80TH STREET
(50' WIDE - PUBLIC)
(F.K.A. PLEASANT AVENUE)
(C.C.O. 10/05/1914)

BRANDRETH CREEK

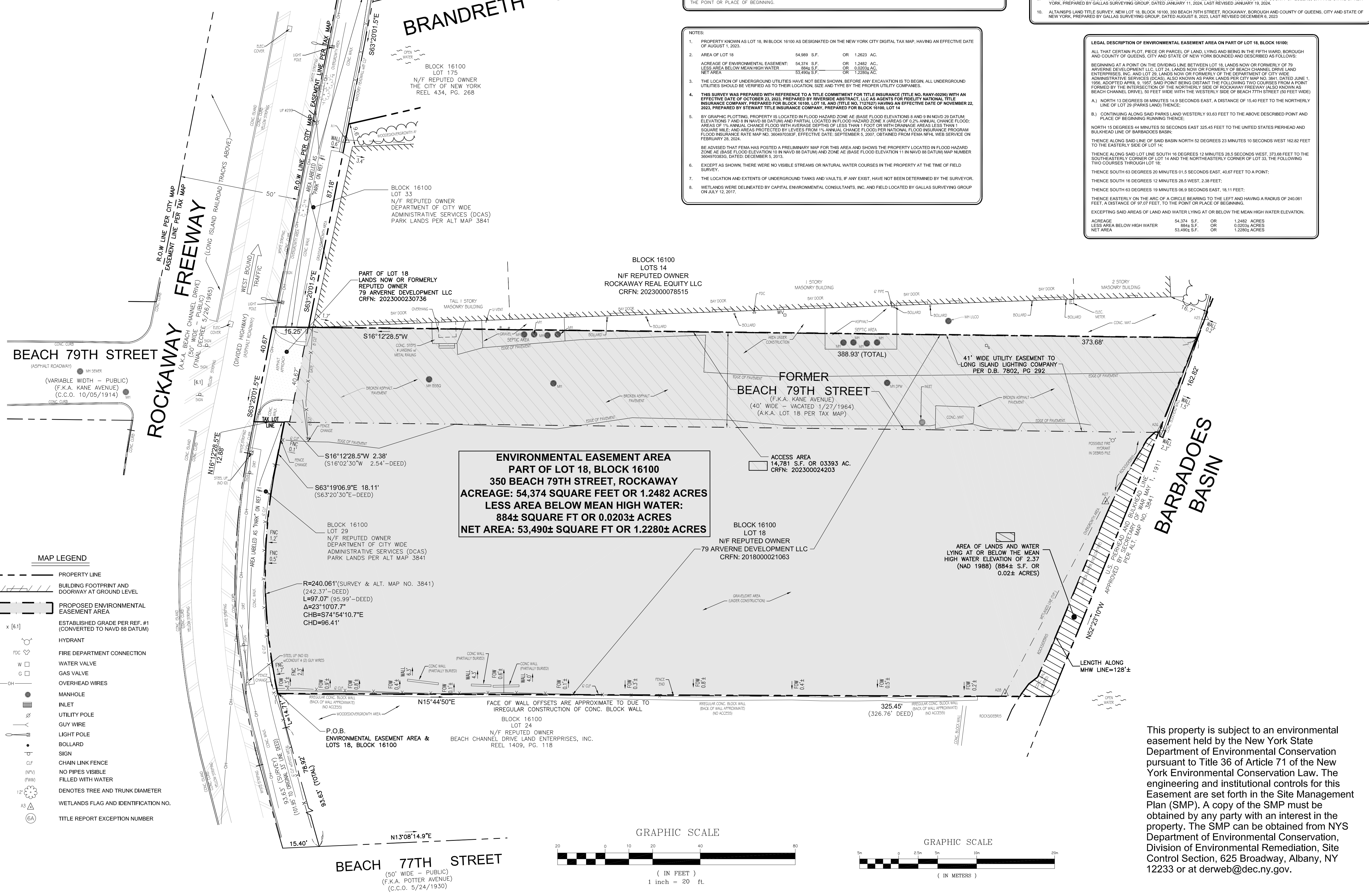
LOT 18 DESCRIPTION:
BEGINNING AT A POINT ON THE DIVIDING LINE BETWEEN LOT 18, LANDS NOW OR FORMERLY OF 79 ARVERNE DEVELOPMENT LLC, LOT 24, LANDS NOW OR FORMERLY OF BEACH CHANNEL DRIVE LAND ENTERPRISES, INC. AND LOT 29, LANDS NOW OR FORMERLY OF THE DEPARTMENT OF CITY WIDE ADMINISTRATIVE SERVICES (DCAS), ALSO KNOWN AS PARK LANDS PER CITY MAP NO. 3841, DATED JUNE 1, 1956, ADDED APRIL 9, 1957, SAID POINT BEING DISTANT THE FOLLOWING TWO COURSES FROM A POINT FORMED BY THE INTERSECTION OF THE NORTHERLY SIDE OF ROCKAWAY FREEWAY (ALSO KNOWN AS BEACH CHANNEL DRIVE), 50 FEET WIDE, WITH THE WESTERLY SIDE OF BEACH 77TH STREET (50 FEET WIDE):
A. NORTH 13 DEGREES - 08 MINUTES - 14.9 SECONDS EAST, A DISTANCE OF 15.40 FEET TO THE NORTHERLY LINE OF LOT 29 (PARKS LAND) THENCE;
B. CONTINUING ALONG SAID PARKS LAND WESTERLY, 93.63 FEET TO THE ABOVE DESCRIBED POINT AND PLACE OF BEGINNING; RUNNING THENCE NORTH 15 DEGREES - 44 MINUTES - 50 SECONDS EAST, 325.45 FEET TO THE UNITED STATES PERHEAD AND BULKHEAD LINE OF BARBADOES BASIN;
THENCE ALONG SAID LINE OF SAID BASIN, NORTH 52 DEGREES - 23 MINUTES - 10 SECONDS WEST, A DISTANCE OF 162.82 FEET;
THENCE ALONG A LINE COMMON TO LOT 18 AND LOT 14, BLOCK 16100, LANDS NOW OR FORMERLY ROCKAWAY REAL ESTATE, LLC, SOUTH 16 DEGREES - 12 MINUTES - 12 SECONDS WEST, A DISTANCE OF 388.93 FEET TO THE NORTHERLY LINE OF ROCKAWAY FREEWAY;
THENCE ALONG SAID NORTHERLY LINE OF ROCKAWAY FREEWAY, SOUTH 63 DEGREES - 20 MINUTES - 01.5 SECONDS EAST, A DISTANCE OF 40.67 FEET;
THENCE NORTH 16 DEGREES - 12 MINUTES - 28.5 SECONDS EAST, A DISTANCE OF 12.88 FEET; CONTINUING THE FOLLOWING TWO COURSES ALONG THE NORTHERLY LINE OF LOT 29 PARKS LAND PER CITY MAP NO. 3841;
THENCE SOUTH 63 DEGREES - 19 MINUTES - 06.9 SECONDS EAST, A DISTANCE OF 18.11 FEET;
THENCE EASTERLY ON THE ARC OF A CIRCLE TO THE LEFT AND HAVING A RADIUS OF 240.061 FEET, A DISTANCE OF 97.07 FEET TO THE POINT OR PLACE OF BEGINNING.

- REFERENCES:**
- MAP NO. 3841 SHOWING A CHANGE IN THE STREET SYSTEM HERETOFORE LAID OUT WITHIN THE TERRITORY BOUNDED BY 84TH STREET, BARBADOES BASIN, AMTEL BLVD., 80TH STREET, ROCKAWAY BEACH BLVD., 87TH STREET AND BEACH CHANNEL DRIVE INCLUDING THE LAYOUT OF PARKS IN THE FIFTH WARD, PROVIDED BY THE CITY OF NEW YORK, OFFICE OF THE PRESIDENT OF THE BOROUGH OF QUEENS, TOPOGRAPHICAL BUREAU, DATED: JUNE 1, 1956, ADOPTED APRIL 9, 1957.
 - MAP NO. 902 SHOWING A CHANGE IN THE STREET SYSTEM HERETOFORE LAID OUT WITHIN THE TERRITORY BOUNDED BY BEACH 80TH STREET, BEACH CHANNEL DRIVE, BEACH CHANNEL DR. PROLONGED, FAR ROCKAWAY BRANCH OF L.I.R.R., BEACH 79TH ST. AND ROCKAWAY BEACH BLVD. AND A CHANGE IN LINES AND GRADES HERETOFORE ESTABLISHED ON HAMMILLS BLVD. FROM BEACH 77TH ST. TO AMTEL BLVD. IN THE FIFTH WARD, PROVIDED BY THE CITY OF NEW YORK, OFFICE OF THE PRESIDENT OF THE BOROUGH OF QUEENS, TOPOGRAPHICAL BUREAU, DATED: MARCH 24, 1920.
 - MAP NO. 526 SHOWING A CHANGE IN THE STREET SYSTEM HERETOFORE LAID OUT WITHIN THE TERRITORY BOUNDED BY BEACH 80TH ST., BEACH CHANNEL DR., BEACH CHANNEL DR. PROLONGED, FAR ROCKAWAY BRANCH OF L.I.R.R., BEACH 79TH ST. AND ROCKAWAY BEACH BLVD. AND A CHANGE IN LINES AND GRADES HERETOFORE ESTABLISHED ON HAMMILLS BLVD. FROM BEACH 77TH ST. TO AMTEL BLVD. IN THE FIFTH WARD, PROVIDED BY THE CITY OF NEW YORK, OFFICE OF THE PRESIDENT OF THE BOROUGH OF QUEENS, TOPOGRAPHICAL BUREAU, DATED: JANUARY 8, 1952.
 - MAP NO. 4897 SHOWING A CHANGE IN LEGAL GRADES ON VAN DAM STREET BETWEEN THOMSON AVENUE AND 47TH AVENUE, 47TH AVENUE BETWEEN 31ST STREET AND VAN DAM STREET AND ON THOMSON AVENUE BETWEEN 31ST STREET AND VAN DAM STREET, PROVIDED BY THE CITY OF NEW YORK, OFFICE OF THE PRESIDENT OF THE BOROUGH OF QUEENS, TOPOGRAPHICAL BUREAU, DATED: JANUARY 8, 1952.
 - SECTION MAP NOS. 215, 216, 218 & 219 PROVIDED BY THE CITY OF NEW YORK, OFFICE OF THE PRESIDENT OF THE BOROUGH OF QUEENS, TOPOGRAPHICAL BUREAU.
 - SURVEY OF PROPERTY, TITLE NO. 17A31880-124, TAX BLOCK NO. 16100, LOT NO. 14, 18 & 20, COUNTY OF QUEENS, ARVERNE, PREPARED BY BARRY M. FAHRE, DATED: JANUARY 21, 2013, JOB NO. 03130203.
 - MAP OF PROPERTY (BLOCK 16100 - LOT 7 & 8) SITUATED AT ROCKAWAY BEACH, QUEENS COUNTY, CITY OF NEW YORK, SURVEYED BY ALBERT A. BINCO, JOB NO. FA7-6032 AND DATED JANUARY 8, 1972.
 - ALTAIR'S LAND TITLE SURVEY, LOTS 14, 18 & 20, BLOCK 16100, 350 BEACH 79TH STREET, ROCKAWAY, BOROUGH AND COUNTY OF QUEENS, CITY AND STATE OF NEW YORK, PREPARED BY GALLAS SURVEYING GROUP, DATED: 1952-2017, LAST REVISED: 06-03-2020 AS REVISED BY G.
 - ALTAIR'S LAND TITLE SURVEY, LOT 14, BLOCK 16100, 350 BEACH 79TH STREET, ROCKAWAY, BOROUGH AND COUNTY OF QUEENS, CITY AND STATE OF NEW YORK, PREPARED BY GALLAS SURVEYING GROUP, DATED JANUARY 11, 2024, LAST REVISED JANUARY 19, 2024.
 - ALTAIR'S LAND TITLE SURVEY, NEW LOT 18, BLOCK 16100, 350 BEACH 79TH STREET, ROCKAWAY, BOROUGH AND COUNTY OF QUEENS, CITY AND STATE OF NEW YORK, PREPARED BY GALLAS SURVEYING GROUP, DATED AUGUST 8, 2023, LAST REVISED DECEMBER 8, 2023.



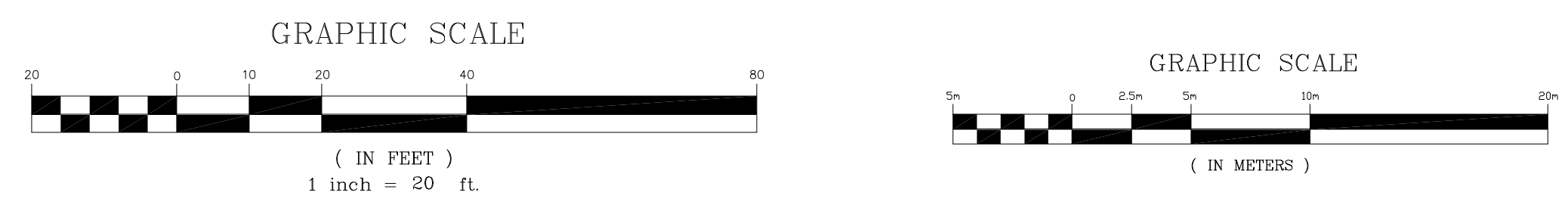
- NOTES:**
- PROPERTY KNOWN AS LOT 18, IN BLOCK 16100 AS DESIGNATED ON THE NEW YORK CITY DIGITAL TAX MAP, HAVING AN EFFECTIVE DATE OF AUGUST 1, 2023.
 - AREA OF LOT 18 54,889 S.F. OR 1.2623 AC.
ACREAGE OF ENVIRONMENTAL EASEMENT: 54,374 S.F. OR 1.2482 AC.
LESS AREA BELOW MEAN HIGH WATER: 884± S.F. OR 0.0203± AC.
NET AREA: 53,490± S.F. OR 1.2280± AC.
 - THE LOCATION OF UNDERGROUND UTILITIES HAVE NOT BEEN SHOWN BEFORE ANY EXCAVATION IS TO BEGIN. ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES.
 - THIS SURVEY WAS PREPARED WITH REFERENCE TO A TITLE COMMITMENT FOR TITLE INSURANCE (TITLE NO. RAN-00296) WITH AN EFFECTIVE DATE OF OCTOBER 23, 2023, PREPARED BY INVERNESS ABSTRACT, LLC AS AGENTS FOR THE FIDELITY NATIONAL TITLE INSURANCE COMPANY, PREPARED FOR BLOCK 16100, LOT 18, AND (TITLE NO. 1127427) HAVING AN EFFECTIVE DATE OF NOVEMBER 22, 2023, PREPARED BY STEWART TITLE INSURANCE COMPANY, PREPARED FOR BLOCK 16100, LOT 14.
 - BY GRAPHIC FOOTING, PROPERTY IS LOCATED IN FLOOD HAZARD ZONE AE (BASE FLOOD ELEVATION 8 AND 9 IN NAVD 88 DATUM; ELEVATIONS 7 AND 8 IN NAVD 88 DATUM) AND PARTIAL LOCATED IN FLOOD HAZARD ZONE X (AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD) PER NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP NO. 364910333P, EFFECTIVE DATE: SEPTEMBER 5, 2007, OBTAINED FROM FEMA NFIP, WEB SERVICE ON FEBRUARY 28, 2024.
BE ADVISED THAT FEMA HAS POSTED A PRELIMINARY MAP FOR THIS AREA AND SHOWS THE PROPERTY LOCATED IN FLOOD HAZARD ZONE AE (BASE FLOOD ELEVATION 10 IN NAVD 88 DATUM) AND ZONE AE (BASE FLOOD ELEVATION 11 IN NAVD 88 DATUM) MAP NUMBER 364910383G, DATED DECEMBER 5, 2013.
 - EXCEPT AS SHOWN, THERE WERE NO VISIBLE STREAMS OR NATURAL WATER COURSES IN THE PROPERTY AT THE TIME OF FIELD SURVEY.
 - THE LOCATION AND EXTENTS OF UNDERGROUND TANKS AND VAULTS, IF ANY EXIST, HAVE NOT BEEN DETERMINED BY THE SURVEYOR.
 - WETLANDS WERE DELINEATED BY CAPITAL ENVIRONMENTAL CONSULTANTS, INC. AND FIELD LOCATED BY GALLAS SURVEYING GROUP ON JULY 12, 2017.

LEGAL DESCRIPTION OF ENVIRONMENTAL EASEMENT AREA ON PART OF LOT 18, BLOCK 16100:
ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND LYING AND BEING IN THE FIFTH WARD, BOROUGH AND COUNTY OF QUEENS, CITY AND STATE OF NEW YORK BOUNDED AND DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE DIVIDING LINE BETWEEN LOT 18, LANDS NOW OR FORMERLY OF 79 ARVERNE DEVELOPMENT LLC, LOT 24, LANDS NOW OR FORMERLY OF BEACH CHANNEL DRIVE LAND ENTERPRISES, INC. AND LOT 29, LANDS NOW OR FORMERLY OF THE DEPARTMENT OF CITY WIDE ADMINISTRATIVE SERVICES (DCAS), ALSO KNOWN AS PARK LANDS PER CITY MAP NO. 3841, DATED JUNE 1, 1956, ADDED APRIL 9, 1957, SAID POINT BEING DISTANT THE FOLLOWING TWO COURSES FROM A POINT FORMED BY THE INTERSECTION OF THE NORTHERLY SIDE OF ROCKAWAY FREEWAY (ALSO KNOWN AS BEACH CHANNEL DRIVE), 50 FEET WIDE WITH THE WESTERLY SIDE OF BEACH 77TH STREET (50 FEET WIDE):
A. NORTH 13 DEGREES 08 MINUTES 14.9 SECONDS EAST, A DISTANCE OF 15.40 FEET TO THE NORTHERLY LINE OF LOT 29 (PARKS LAND) THENCE;
B. CONTINUING ALONG SAID PARKS LAND WESTERLY 93.63 FEET TO THE ABOVE DESCRIBED POINT AND PLACE OF BEGINNING RUNNING THENCE;
NORTH 15 DEGREES 44 MINUTES 50 SECONDS EAST 325.45 FEET TO THE UNITED STATES PERHEAD AND BULKHEAD LINE OF BARBADOES BASIN;
THENCE ALONG SAID LINE OF SAID BASIN NORTH 52 DEGREES 23 MINUTES 10 SECONDS WEST 162.82 FEET TO THE EASTERLY SIDE OF LOT 14;
THENCE ALONG SAID LOT LINE SOUTH 16 DEGREES 12 MINUTES 28.5 SECONDS WEST 373.68 FEET TO THE WESTERLY CORNER OF LOT 14 AND THE NORTHEASTLY CORNER OF LOT 33, THE FOLLOWING TWO COURSES THROUGH LOT 18:
THENCE SOUTH 63 DEGREES 20 MINUTES 01.5 SECONDS EAST, 40.67 FEET TO A POINT;
THENCE SOUTH 16 DEGREES 12 MINUTES 28.5 WEST, 2.38 FEET;
THENCE SOUTH 63 DEGREES 19 MINUTES 06.9 SECONDS EAST, 18.11 FEET;
THENCE EASTERLY ON THE ARC OF A CIRCLE BEARING TO THE LEFT AND HAVING A RADIUS OF 240.061 FEET, A DISTANCE OF 97.07 FEET, TO THE POINT OR PLACE OF BEGINNING.
EXCEPTING SAID AREAS OF LAND AND WATER LYING AT OR BELOW THE MEAN HIGH WATER ELEVATION.
ACREAGE 54,374 S.F. OR 1.2482 ACRES
LESS AREA BELOW HIGH WATER 884± S.F. OR 0.0203± ACRES
NET AREA 53,490± S.F. OR 1.2280± ACRES



**ENVIRONMENTAL EASEMENT AREA
PART OF LOT 18, BLOCK 16100
350 BEACH 79TH STREET, ROCKAWAY
ACREAGE: 54,374 SQUARE FEET OR 1.2482 ACRES
LESS AREA BELOW MEAN HIGH WATER:
884± SQUARE FT OR 0.0203± ACRES
NET AREA: 53,490± SQUARE FT OR 1.2280± ACRES**

- MAP LEGEND**
- PROPERTY LINE
 - BUILDING FOOTPRINT AND DOORWAY AT GROUND LEVEL
 - PROPOSED ENVIRONMENTAL EASEMENT AREA
 - ESTABLISHED GRADE PER REF. #1 (CONVERTED TO NAVD 88 DATUM)
 - HYDRANT
 - FIRE DEPARTMENT CONNECTION
 - WATER VALVE
 - GAS VALVE
 - OVERHEAD WIRES
 - MANHOLE
 - INLET
 - UTILITY POLE
 - GUY WIRE
 - LIGHT POLE
 - BOLLARD
 - SIGN
 - CHAIN LINK FENCE
 - NO PIPES VISIBLE
 - FILLED WITH WATER
 - DENOTES TREE AND TRUNK DIAMETER
 - WETLANDS FLAG AND IDENTIFICATION NO.
 - TITLE REPORT EXCEPTION NUMBER



UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.

No.	DESCRIPTION OF REVISION	A.J.B.	DATE
5	REVISED PER CLIENT COMMENTS	A.J.B.	04-16-24
4	REVISED PER CLIENT COMMENTS	A.J.B.	03-28-24
3	REVISED PER CLIENT COMMENTS	A.J.B.	03-28-24
2	REVISED PER CLIENT COMMENTS	W.B.	03-22-24
1	REVISED PER TAX LOT CHANGES	A.J.B.	02-29-24

**ENVIRONMENTAL EASEMENT SURVEY
BLOCK 16100, PART OF LOT 18**
350 BEACH 79TH STREET
ROCKAWAY
BOROUGH AND COUNTY OF QUEENS
CITY AND STATE OF NEW YORK

GALLAS SURVEYING GROUP
2865 U.S. ROUTE 1
NORTH BRUNSWICK, NJ 08902
TEL: 732-422-5700
FAX: 732-422-8756
www.gallasurvey.com

DATE	SCALE	DRAWN	CHECKED
02-02-2022	1"=20'	E.C.R./J.L./T.J.D.	G.S.G.

FIELD DATE	FIELD BOOK	PAGE	FIELD CREW
07-12-2017	-	54-56	P.P./O.D.
07-15-2017	-	-	M.C.
12-24-2019	-	-	K.C./O.D.
05-19-2020	-	-	J.V.
01-26-2022	-	-	-

FILE NO.: **G17145**
DRAWING NAME/SHEET NO.: **G17145-EED.DWG 1 OF 1**

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.

NOT VALID UNLESS EMBOSSED WITH RAISED IMPRESSION OR BLUE INK SEAL

GREGORY S. GALLAS DATE
NEW YORK PROFESSIONAL LAND SURVEYOR #50124