

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

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

January 8, 2021

David Schwartz
37-11 30th Street Holdings LLC
38 East 29th Street, 9th Floor
New York, NY 10016

Re: Certificate of Completion
37-11 30th Street
Long Island City, Queens County
C241211

Mr. Schwartz:

Congratulations on having satisfactorily completed the remedial program at the 37-11 30th Street site. Enclosed please find an original, signed Certificate of Completion (COC). The New York State Department of Environmental Conservation (Department) 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 the Department's project manager. Please return the hard copy of the proof of recording to:

Hasan Ahmed
New York State Department of Environmental Conservation
Division of Environmental Remediation
47-40 21st Street
Long Island City, NY 11101

- Provide the Notice of Certificate of Completion to the Document Repositories within 10 days of issuance of the COC. The Department will develop a fact sheet announcing the issuance of the COC and describing the institutional and engineering controls (IC/ECs), if any, that are required at the site and distribute it to the County Listserv within 10 days;
- Implement the Department-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 the Department 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 the Department in April 2022.

If you have any questions regarding any of these items, please contact Hasan Ahmed at (718) 482-6405.

Sincerely,



Michael J. Ryan, P.E.

Director

Division of Environmental Remediation

Enclosure

ec w/ enclosure:

C. Vooris – NYSDOH, Christine.Vooris@health.ny.gov

S. McLaughlin – NYSDOH, scarlett.mclaughlin@health.ny.gov

R. Ockerby – NYSDOH, renata.ockerby@health.ny.gov

Matt Gokey, matthew.gokey@tax.ny.gov

Paul Takac, paul.takac@tax.ny.gov

Michael Bogin, mbogin@sprlaw.com

Michael Burke, mburke@langan.com

ec w/o enc.:

H. Ahmed

J. O'Connell

G. Burke

J. Simpson

J. Andaloro

K. Lewandowski

NYSDEC BROWNFIELD CLEANUP PROGRAM (BCP)
CERTIFICATE OF COMPLETION

CERTIFICATE HOLDER(S):

Name

37-11 30th Street Holdings LLC

Address

38 East 29th Street, 9th Floor, New York, NY 10016

BROWNFIELD CLEANUP AGREEMENT:

Application Approval: 6/28/18 **Agreement Execution:** 7/9/18

Agreement Index No.: C241211-05-18

Application Approval Amendment: 11/4/20

Agreement Execution Amendment: 11/4/20

SITE INFORMATION:

Site No.: C241211 **Site Name:** 37-11 30th Street

Site Owner: 37-11 30th Street Holdings LLC

Street Address: 37-11 30th Street and 30-14 37th Avenue

Municipality: Long Island City

County: Queens

DEC Region: 2

Site Size: 0.616 Acres

Tax Map Identification Number(s): 372-107, 372-121

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: Unrestricted, Residential, Restricted-Residential, Commercial, and Industrial

Cleanup Track: Conditional Track 1: Unrestricted Use, provided that the remedial goals for groundwater are achieved within five years of the date of the Certificate. If these goals are not achieved within five years, this Certificate shall be modified to a Track 2 Residential cleanup.

Tax Credit Provisions:

Site Preparation and On-Site Groundwater Remediation Credit Component Rate is 50 %.

Eligibility for Tangible Property Credit is available through: EnZone.

Tangible Property Credit Component Rate is 20%. Comprised of 10% Base, 5 % EnZone, 5% Track 1.

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%), 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 Document Identification Number 2020122101180001.

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 a finding that:

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

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

Basil Seggos
Commissioner
New York State Department of Environmental Conservation

By:  Date: 12/31/2020

Michael J. Ryan, P.E., Director
Division of Environmental Remediation

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

37-11 30th Street, Site ID No. C241211
37-11 30th Street and 30-14 37th Avenue, Long Island City, NY 11101
Long Island City, Queens County, Tax Map Identification Numbers: 372-107 and 372-121

PLEASE TAKE NOTICE, the New York State Department of Environmental Conservation (Department) has issued a Certificate of Completion (Certificate) pursuant to Article 27, Title 14 of the New York State Environmental Conservation Law (ECL) to 37-11 30th Street Holdings LLC for a parcel approximately 0.616 acres located at 37-11 30th Street and 30-14 37th Avenue in Long Island City, Queens County.

PLEASE TAKE NOTICE, the Certificate was 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 remediation requirements set forth in ECL Article 27, Title 14 have been or will be achieved in accordance with the time frames, if any, established in the remedial work plan.

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

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

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

PLEASE TAKE NOTICE, since the remedial program relies upon use restrictions or the long term employment of institutional or engineering controls; such institutional or engineering controls are contained in an Environmental Easement granted pursuant to ECL Article 71, Title 36 which has been duly recorded in the Recording Office for Queens County as Document Identification Number 2020122101180001.

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 the Department's Division of Environmental Remediation, Site Control Section, 625 Broadway, Albany, New York 12233.

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

37-11 30th Street, C241211, 37-11 30th Street and 30-14 37th Avenue, Long Island City, NY 11101

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 the Department in accordance with 6 NYCRR 375-1.11(d). A transfer of any or all of the property constitutes a change of use.

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

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

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

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

PLEASE TAKE NOTICE, a copy of the Certificate can be reviewed at the NYSDEC's Region 2 Office located at 47-40 21st Street, Long Island City, NY 11101, by contacting the Regional Environmental Remediation Engineer, or at <https://www.dec.ny.gov/data/DecDocs/C241211>

WHEREFORE, the undersigned has signed this Notice of Certificate

37-11 30th Street Holdings LLC

By: _____

Title: _____

Date: _____

STATE OF NEW YORK) SS:
COUNTY OF)

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

Signature and Office of individual
taking acknowledgment

Please record and return to:
David Schwartz
37-11 30th Street Holdings LLC
38 East 29th Street, 9th Floor
New York, NY 10016

Exhibit A
Site Description

MONTROSE
SURVEYING CO., LLP.

CITY & LAND
SURVEYORS

116-20 METROPOLITAN AVE • RICHMOND HILL, NY 11418-1090
PHONE (718) 849-0600 • FAX (718) 849-0401 • EMAIL INFO@MONTROSESURVEYING.COM

MSC Survey 41176-17
Tax Block 372
Tax Lot 107

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 southerly side of 37th Avenue (75 feet wide) with the easterly side of 30th Street (60 feet wide);

RUNNING THENCE easterly along the southerly side of 37th Avenue 124.93 feet to a point;

RUNNING THENCE southerly along a line forming an exterior angle of 93 degrees 27 minutes 52 seconds on the southeast with the southerly side of 37th Avenue, 25.00 feet to a point;

RUNNING THENCE easterly along a line forming an exterior angle of 86 degrees 32 minutes 08 seconds on the northeast with the last mentioned course, 8.00 feet to a point;

RUNNING THENCE southerly along a line forming an interior angle of 86 degrees 32 minutes 08 seconds on the southwest with the last mentioned course, 80.04 feet to a point;

RUNNING THENCE westerly along a line forming an interior angle of 98 degrees 13 minutes 42 seconds on the northwest with the last mentioned course, 28.65 feet to a point;

RUNNING THENCE southerly at right angles to the last mentioned course, 48.62 feet to a point;

RUNNING THENCE westerly at right angles to the last mentioned course, 9.70 feet to a point;

RUNNING THENCE southerly at right angles to the last mentioned course, 111.50 feet to a point;

RUNNING THENCE westerly along a line forming an interior angle of 86 degrees 05 minutes 30 seconds on the northwest with the last mentioned course, 79.27 feet to the easterly side of 30th Street;

RUNNING THENCE northerly along the easterly side of 30th Street, 269.72 feet to the corner the point or place of BEGINNING.

MONTROSE SURVEYING CO., LLP. • ESTABLISHED 1876 • RECORDS OF:

B.G. MEINKHEIM C.S. • L.C.L SMITH C.S. • C.U. POWELL C.E., C.S. • NATHAN CAMPBELL C.E., C.S. • A.U. WHITSON C.E., C.S. • C. STIDOLPH R.A., L.S. • WHITSON & POWELL INC., P.E., L.S., C.S. • G. WEBER L.S., C.S. • WILLIAM L. SAVACOO C.E., L.S., C.S. • KELLER & POWELL P.E., L.S., C.S. • FRED J. POWELL P.E., L.S., C.S. • LOUIS MONTROSE C.E., L.S., C.S. • LOUIS DORNHOEFFER P.E., L.S., C.S. • COUNTY SURVEYING SERVICE L.S. • CHARLES E. RANHOFFER L.S. • NOYES PALMER L.S.

MONTROSE SURVEYING CO., LLP.

CITY & LAND SURVEYORS

116-20 METROPOLITAN AVE • RICHMOND HILL, NY 11418-1090
PHONE (718) 849-0600 • FAX (718) 849-0401 • EMAIL INFO @MONTROSESURVEYING.COM

METES AND BOUNDS
DESCRIPTION MSC 41176-17
TAX BLOCK 372 TAX LOT 121

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 a point on the southerly side of 37st Avenue (75 feet wide), distant 45.90 feet westerly from the corner formed by the intersection the southerly side of 37st Avenue with the westerly side of 31st Street (100 feet wide);

RUNNING THENCE southwesterly along a line forming an angle of 93 degrees 27 minutes 52 seconds on the southeast with the last mentioned course, 104.87 feet to a point;

RUNNING THENCE northwesterly along a line forming an angle of 98 degrees 13 minutes 42 seconds on the northwest with the last mentioned course, 2.02 feet to a point;

RUNNING THENCE northeasterly along a line forming an angle of 81 degrees 46 minutes 18 seconds on the northeast with the last mentioned course, 80.04 feet to a point;

RUNNING THENCE northwesterly along a line forming an angle of 86 degrees 32 minutes 8 seconds on the west with the last mentioned course, 8 feet to a point;

RUNNING THENCE northeasterly along a line forming an angle of 86 degrees 32 minutes 8 seconds on the east with the last mentioned course, 25 feet to the southerly side of 37th Avenue;

RUNNING THENCE easterly along the southerly side of 37th Avenue, 10 feet to the point or place of BEGINNING.

MONTROSE SURVEYING CO., LLP. • ESTABLISHED 1876 • RECORDS OF:

B.G. MEINKHEIM C.S. • L.C.L. SMITH C.S. • C.U. POWELL C.E., C.S. • NATHAN CAMPBELL C.E., C.S. • A.U. WHITSON C.E., C.S. • C. STIDOLPH R.A., L.S. • WHITSON & POWELL INC., P.E., L.S., C.S. • G. WEBER L.S., C.S. • WILLIAM L. SAVACOOLO C.E., L.S., C.S. • KELLER & POWELL P.E., L.S., C.S. • FRED J. POWELL P.E., L.S., C.S. • LOUIS MONTROSE C.E., L.S., C.S. • LOUIS DORNHOEFFER P.E., L.S., C.S. • COUNTY SURVEYING SERVICE L.S. • CHARLES E. RANHOFFER L.S. • NOYES PALMER L.S.

Exhibit B

Site Survey

LEGAL DESCRIPTION OF PREMISES

Tax Block 372 Tax Lot 107
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 southerly side of 37th Avenue (75 feet wide) with the easterly side of 30th Street (60 feet wide);
RUNNING THENCE easterly along the southerly side of 37th Avenue 124.93 feet to a point;
RUNNING THENCE southerly along a line forming an exterior angle of 93 degrees 27 minutes 52 seconds on the southeast with the southerly side of 37th Avenue, 25.00 feet to a point;
RUNNING THENCE easterly along a line forming an exterior angle of 86 degrees 32 minutes 08 seconds on the northeast with the last mentioned course, 8.00 feet to a point;
RUNNING THENCE southerly along a line forming an interior angle of 86 degrees 32 minutes 08 seconds on the southwest with the last mentioned course, 80.04 feet to a point;
RUNNING THENCE westerly along a line forming an interior angle of 86 degrees 13 minutes 42 seconds on the northwest with the last mentioned course, 28.85 feet to a point;
RUNNING THENCE southerly at right angles to the last mentioned course, 48.62 feet to a point;
RUNNING THENCE westerly at right angles to the last mentioned course, 9.70 feet to a point;
RUNNING THENCE southerly at right angles to the last mentioned course, 111.50 feet to a point;
RUNNING THENCE westerly along a line forming an interior angle of 86 degrees 05 minutes 30 seconds on the northwest with the last mentioned course, 79.27 feet to the easterly side of 30th Street;
The above described parcel has an area of 26,444 square foot or 0.607 Acre.

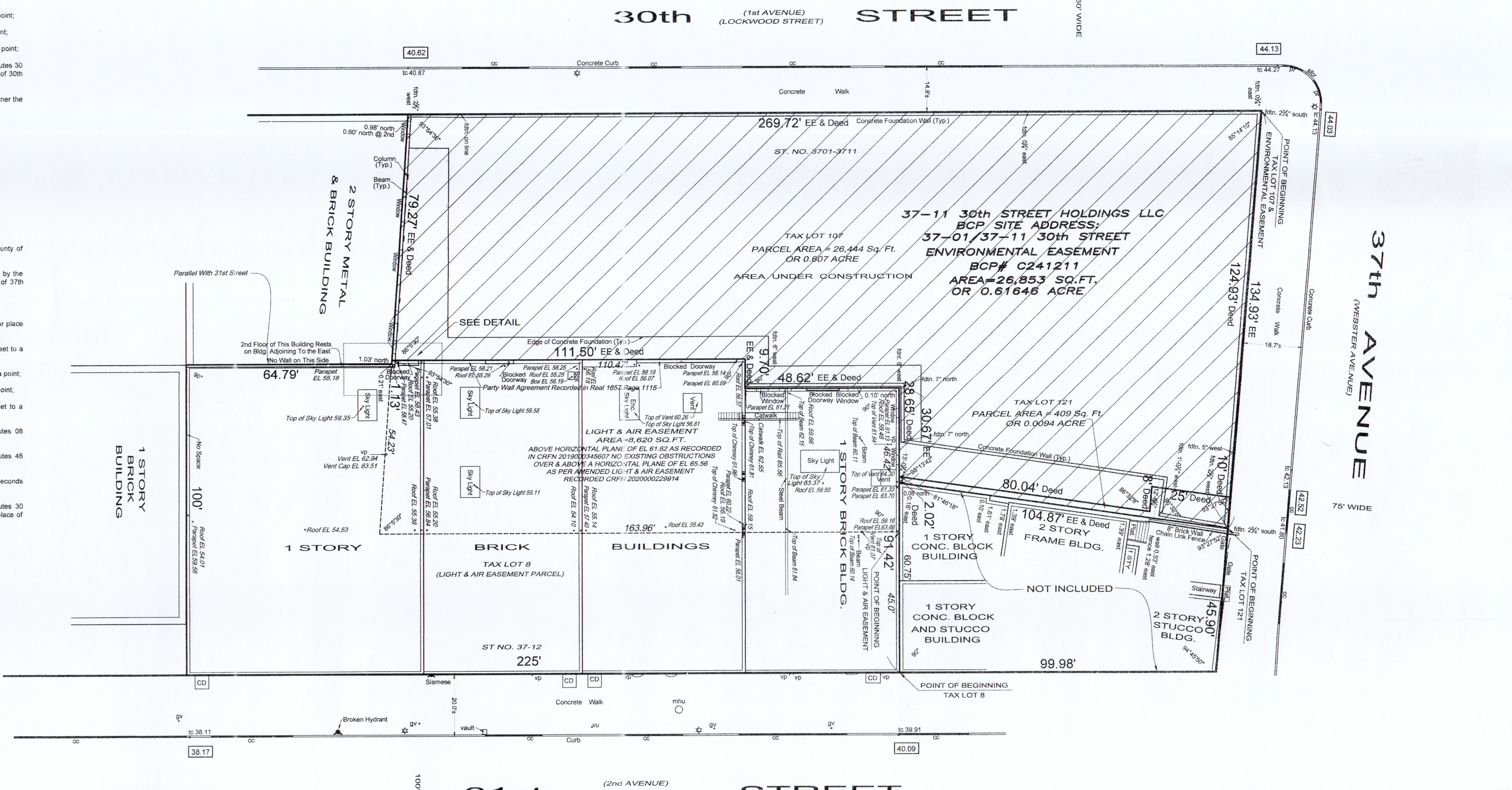
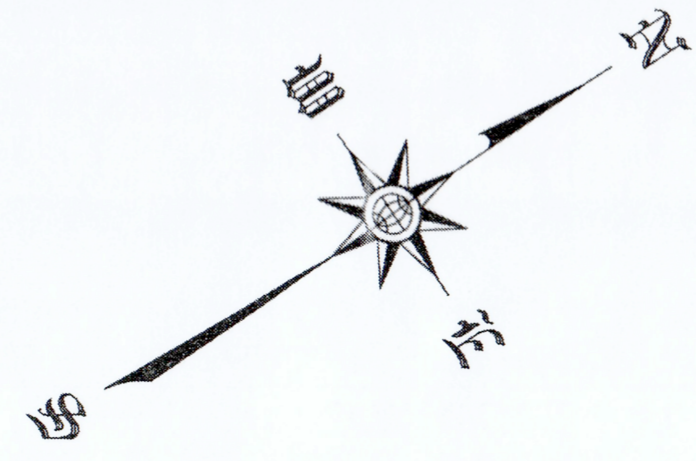
TAX BLOCK 372 TAX LOT 121
ALL that certain plot piece or parcel of land situate lying and being in the Borough and County of Queens, City and State of New York bounded and described as follows:
BEGINNING at a point on the southerly side of 37th Avenue (75 feet wide), distant 45.90 feet westerly from the corner formed by the intersection of the southerly side of 37th Avenue with the westerly side of 31st Street (100 feet wide);
RUNNING THENCE southwesterly along a line forming an angle of 93 degrees 27 minutes 52 seconds on the southeast with the last mentioned course, 104.87 feet to a point;
RUNNING THENCE northwesterly along a line forming an angle of 98 degrees 13 minutes 42 seconds on the northwest with the last mentioned course, 2.02 feet to a point;
RUNNING THENCE northwesterly along a line forming an angle of 81 degrees 46 minutes 18 seconds on the northeast with the last mentioned course, 80.04 feet to a point;
RUNNING THENCE northwesterly along a line forming an angle of 86 degrees 32 minutes 8 seconds on the east with the last mentioned course, 25 feet to the southerly side of 37th Avenue;
RUNNING THENCE easterly along the southerly side of 37th Avenue, 10 feet to the point or place of BEGINNING.
The above described parcel has an area of 409 square foot or 0.0094 Acre.
TOGETHER WITH THE BENEFITS AND SUBJECT TO THE BURDENS OF THAT LIGHT AND AIR EASEMENT AGREEMENT MADE BY AND BETWEEN 37-11 30TH STREET HOLDINGS LLC AND 37-11 30TH STREET HOLDINGS LLC DATED 9/11/2019, RECORDED 10/23/2019 AS CRFN 2019000345607, AS SAME WAS AMENDED BY AMENDED AND RESTATED LIGHT AND AIR EASEMENT AGREEMENT MADE BY AND BETWEEN 37-11 30TH STREET HOLDINGS, LLC AND 37-11 30TH STREET HOLDINGS, LLC DATED 8/13/2020, RECORDED 8/14/2020 AS CRFN 2020000229914.

ENVIRONMENTAL EASEMENT 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 southerly side of 37th Avenue (75 feet wide) with the easterly side of 30th Street (60 feet wide);
RUNNING THENCE easterly along the southerly side of 37th Avenue 134.93 feet to a point;
RUNNING THENCE southerly along a line forming an exterior angle of 93 degrees 27 minutes 52 seconds on the southeast with the southerly side of 37th Avenue, 104.87 feet to a point;
RUNNING THENCE westerly along a line forming an interior angle of 98 degrees 13 minutes 42 seconds on the northwest with the last mentioned course, 30.67 feet to a point;
RUNNING THENCE southerly at right angles to the last mentioned course, 48.62 feet to a point;
RUNNING THENCE westerly at right angles to the last mentioned course, 9.70 feet to a point;
RUNNING THENCE southerly at right angles to the last mentioned course, 111.50 feet to a point;
RUNNING THENCE westerly along a line forming an interior angle of 86 degrees 05 minutes 30 seconds on the northwest with the last mentioned course, 79.27 feet to the easterly side of 30th Street;
The above described parcel has an area of 26,853 square feet or 0.61646 Acre.

Light & Air Easement
All that certain plot piece or parcel of land situate lying in being the Borough and County of Queens, City and State of New York bounded and described as follows:
BEGINNING at a point the following two courses and distances from the corner formed by the intersection of the westerly side of 31st Street (100 feet wide) with the southerly side of 37th Avenue (75 feet wide);
THENCE southerly along the westerly side of 31st Street, 99.98 feet to a point;
THENCE westerly at right angles to the westerly side of 31st Street, 45.00 to the point or place of BEGINNING.
RUNNING THENCE westerly at right angles to the westerly side of 31st Street, 46.42 feet to a point;
RUNNING THENCE southerly at right angles to the last mentioned course, 48.62 feet to a point;
RUNNING THENCE westerly at right angles to the last mentioned course, 9.70 feet to a point;
RUNNING THENCE southerly at right angles to the last mentioned course, 110.47 feet to a point;
RUNNING THENCE easterly along a line forming an angle of 93 degrees 52 minutes 08 seconds on the northeast with the last mentioned course, 2.02 feet to a point;
RUNNING THENCE southerly along a line forming an angle of 93 degrees 45 minutes 46 seconds on the southwest with the last mentioned course, 1.03 feet to a point;
RUNNING THENCE easterly along a line forming an angle of 93 degrees 48 minutes 8 seconds on the northeast with the last mentioned course, 54.23 feet to a point;
RUNNING THENCE northerly along a line forming an angle of 86 degrees 05 minutes 30 seconds on the northwest with the last mentioned course, 163.96 feet to the point or place of BEGINNING.

- ASPH.....ASPHALT
BK.....BRICK
BSMT.....BASEMENT
CC.....CURB CUT
CCR.....CONCRETE CURB ROUND
CD.....CELLAR DOOR
CLF.....CHAIN LINK FENCE
CO.....CATCH BASIN CLEAN OUT
CONC.....CONCRETE
CRF.....CHAIN ROPE FENCE
CWA.....CELLAR WINDOW AREA
DR.....DRAIN
EL.....ELEVATION
FAB.....FIRE ALARM BOX
FC.....FILL CAP
FLE.....FLOOR ELEVATION
GP.....GUARD POLE
GV.....GAS VALVE
IF.....IRON FENCE
INL.....CATCH BASIN INLET ELEVATION
INV.....SEWER INVERT ELEVATION
L.....LIGHT POLE
MB.....MAIL BOX
MHU.....UNKNOWN MANHOLE
OF.....OIL FILL
OHW.....OVERHEAD WIRES
P.....POLE
PAVT.....PAVEMENT
PM.....PARKING METER
PMULT.....POLE, MULTIPLE USAGE
TC.....ELEVATION AT TOP OF CURB
EE.....ENVIRONMENTAL EASEMENT
PR.....PEDESTRIAN RAMP
RET.....RETAINING
RIM.....RIM ELEVATION SEWER MANHOLE
SFCR.....STEEL FACED CURB ROUND
STY.....STORY
TB.....TOP OF BANK ELEVATION
T.....TRAFFIC LIGHT
TEL.....TELEPHONE
TP.....TREE PIT
T.....TRAFFIC SIGN
TW.....ELEVATION AT TOP OF WALL
UP.....UTILITY POLE
VU.....VALVE UNKNOWN
VLTU.....VAULT UNKNOWN
VP.....VENT PIPE
WW.....WATER VALVE
12"G.....GAS MAIN WITH SIZE
12"S.....SEWER MAIN WITH SIZE
12"W.....WATER MAIN WITH SIZE
CATCH BASIN
ELECTRIC MANHOLE / VAULT
FIRE MANHOLE
GAS MANHOLE
SEWER MANHOLE
TELEPHONE MANHOLE
WATER MANHOLE
TRAFFIC VAULT
HYDRANT
TREE WITH SIZE
ESTABLISHED GRADE



BROWNFIELD SITE & ENVIRONMENTAL EASEMENT AREA
THE PROPERTY IS COVERED BY BCP SITE # C241211
ENVIRONMENTAL EASEMENT AREA ACCESS
THE DEC OR THEIR AGENT MAY ACCESS THE ENVIRONMENTAL EASEMENT AREA AS SHOWN HEREON THROUGH ANY EXISTING STREET ACCESS OR BUILDING INGRESS/EGRESS ACCESS POINT.

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 the 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 may be obtained from the New York State Department of Environmental Conservation, Division of Environmental Remediation, Site Control Section, 625 Broadway, Albany, NY 12233 or at derweb@gw.dec.state.ny.us.

FLOOD HAZARD NOTE
THE PARCEL SURVEYED IS COMPRISED OF AREAS DESIGNATED AS ZONE X (LESS THAN 0.2% CHANCE OF FLOODING)
FEDERAL EMERGENCY MANAGEMENT AGENCY
NATIONAL FLOOD INSURANCE PROGRAM
FLOOD INSURANCE RATE MAP
COMMUNITY PANEL NUMBERS 300497 0093 F
EFFECTIVE DATE SEPTEMBER 5, 2007
NOTE:
1. THE PROPERTY DESCRIBED HEREIN IS THE SAME PROPERTY DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. 3020-1005564 WITH AN EFFECTIVE DATE OF 06/22/2020.
GENERAL NOTES
1. ELEVATIONS AND ESTABLISHED GRADES SHOWN HEREON REFER TO NAD 83 WHICH IS 1.825 FEET BELOW THE QUEENS TOPOGRAPHICAL BUREAU DATUM.
2. ESTABLISHED GRADES SHOWN HEREON REFER TO TOP OF CURB.

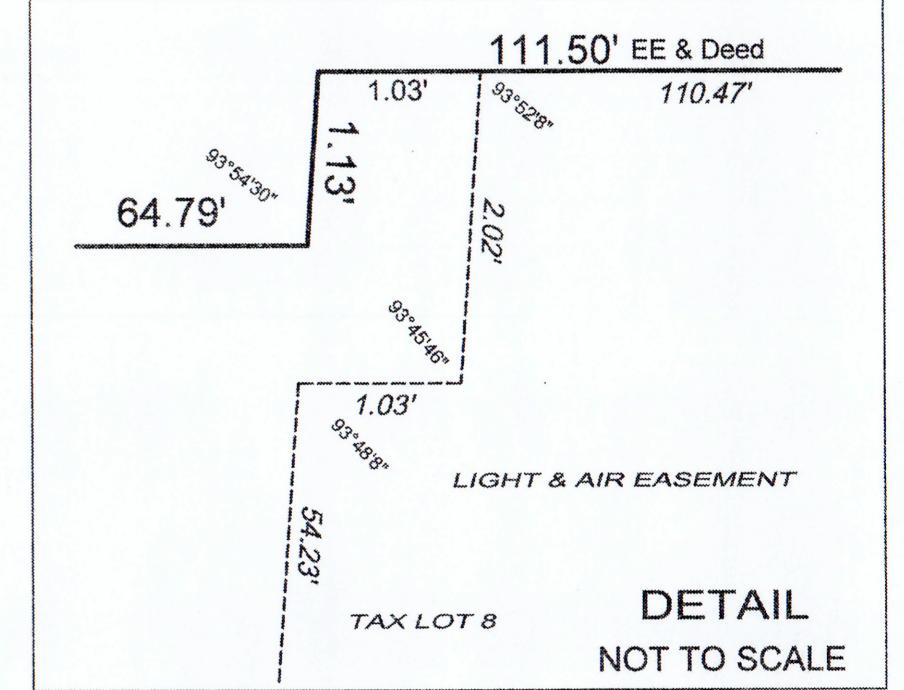


Table with columns: REV, DATE, DESCRIPTION, CK, REV, DATE, DESCRIPTION, CK. Includes a revision record for 08-14-20 and a title block for MONTROSE SURVEYING CO., LLP. CITY & LAND SURVEYORS. 116 20 METROPOLITAN AVE • RICHMOND HILL NY 11418-1090 • (718) 849-0600. CITY OF NEW YORK COUNTY QUEENS TAX BLOCK 372 TAX LOTS 107 & 121 SCALE: 1" = 20'

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
Site Management Form
12/17/2020

SITE DESCRIPTION

SITE NO. C241211

SITE NAME 37-11 30th Street

SITE ADDRESS: 37-11 30th Street and 30-14 37th Avenue ZIP CODE: 11101

CITY/TOWN: Long Island City

COUNTY: Queens

ALLOWABLE USE: Unrestricted, Residential, 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: 04/30/2022

Description of Institutional Control

37-11 30th Street Holdings LLC

38 East 29th Street, 9th Floor

30-14 37th Avenue

Environmental Easement

Block: 372

Lot: 121

Sublot:

Section:

Subsection:

S_B_L Image: 372-121

Ground Water Use Restriction

Landuse Restriction

Site Management Plan

37-11 30th Street

Environmental Easement

Block: 372

Lot: 107

Sublot:

Section:

Subsection:

S_B_L Image: 372-107

Ground Water Use Restriction

Landuse Restriction

Site Management Plan

Description of Engineering Control