NEW YORK STATE | Department of Environmental Conservation

KATHY HOCHUL
Governor

AMANDA LEFTON
Commissioner

September 8, 2026

Zach McHugh
Hunters Point SG, LLC
10 W Forest Avenue
Englewood, NJ 07631
zmchugh@sitexgroup.com

RE: Certificate of Completion
27-10 49th Avenue
Long Island City, Queens County
C241219

Dear Zach McHugh,

Congratulations on having satisfactorily completed the remedial program at the 27-10 49th 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 Daniel Nierenberg, NYSDEC's project manager, at 518-402-9554 or daniel.nierenberg@dec.ny.gov.

Sincerely,

Andrew Guglielmi

Andrew Guglielmi
Division Director
Division of Environmental Remediation

Enclosure

ec w/ enclosure:
C. Vooris, NYSDOH, christine.vooris@health.ny.gov
M. Rivera, NYSDOH, megan.rivera@health.ny.gov
S. Selmer, NYSDOH, stephanie.selmar@health.ny.gov
S. McLaughlin, NYSDOH, scarlet.mclaughlin@health.ny.gov
Jennifer Coghlan, Sive, Paget & Riesel, jcoghlan@sprlaw.com
Dave Yudelson, Sive, Paget & Riesel, dyudelson@sprlaw.com
Christopher Proce, Roux, cproce@rouxinc.com
Matt Gokey, matthew.gokey@tax.ny.gov
Paul Takac, paul.takac@tax.ny.gov

ec w/o enc.:
D. Nierenberg, S. Quandt, S. Deyette, J. O'Connell, H. Leibowitz, L. Schmidt, K. Lewandowski

NYSDEC BROWNFIELD CLEANUP PROGRAM (BCP)

CERTIFICATE OF COMPLETION

CERTIFICATE HOLDER(S):

Name	**Address**
Hunters Point SG, LLC	10 W Forest Avenue, Englewood, NJ 07631

BROWNFIELD CLEANUP AGREEMENT:

Application Approval: 10/23/18 **Agreement Execution:** 11/30/18
Agreement Index No.:C241219-10-16
Application Amendment Approval: 7/24/25 **Agreement Amendment Execution:** 7/24/25

SITE INFORMATION:

Site No.: C241219 **Site Name:** 27-10 49th Avenue
Site Owner: Hunters Point SG, LLC
Street Address: 27-10 49th Avenue
Municipality: Long Island City **County:** Queens **DEC Region:** 2
Site Size: 0.84 Acres
Tax Map Identification Number(s): p/o 113-35
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: Commercial and Industrial
Cleanup Track: Track 4: Restricted use with site-specific soil cleanup objectives
Tax Credit Provisions:
Site Preparation and On-Site Groundwater Remediation Credit Component Rate is 25 %.
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 2025000214037 and 2026000161038.

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: 9/8/2026

Andrew O. Guglielmi, Director
Division of Environmental Remediation

Exhibit A

Site Description

DEC EASEMENT DESCRIPTION
BLOCK 113 PART OF LOT 35

BEGINNING AT THE CORNER FORMED BY THE INTERSECTION OF THE SOUTHERLY SIDE OF 49TH AVENUE (80' WIDE R.O.W.), FORMERLY KNOWN AS HUNTERS POINT AVENUE, WITH THE EASTERLY SIDE OF 27TH STREET (60' WIDE R.O.W.), FORMERLY KNOWN AS CREEK STREET AND ASHBURN STREET, AND RUNNING; THENCE

ALONG SAID EASTERLY SIDELINE OF 27TH STREET, SOUTH 14°14'57" WEST A DISTANCE OF 100.00 FEET TO A POINT WHERE THE SAME IS INTERSECTED BY THE DIVISION LINE BETWEEN LANDS HEREIN DESCRIBED AND LOT 1 BLOCK 113, LAND N/F 34-06 73RD LLC AS DESCRIBED IN DOCUMENT 2008100101336001; THENCE

ALONG SAID DIVISION LINE AND PARALLEL WITH THE SOUTHERLY SIDELINE OF SAID 49TH AVENUE, SOUTH 75°45'33" EAST A DISTANCE OF 361.61 FEET TO A POINT; THENCE

NORTH 17°27'51" EAST A DISTANCE OF 29.13 FEET TO A POINT; THENCE

NORTH 19°41'59" EAST A DISTANCE OF 57.29 FEET TO A POINT; THENCE

NORTH 66°05'24" EAST A DISTANCE OF 0.92 FEET TO A POINT; THENCE

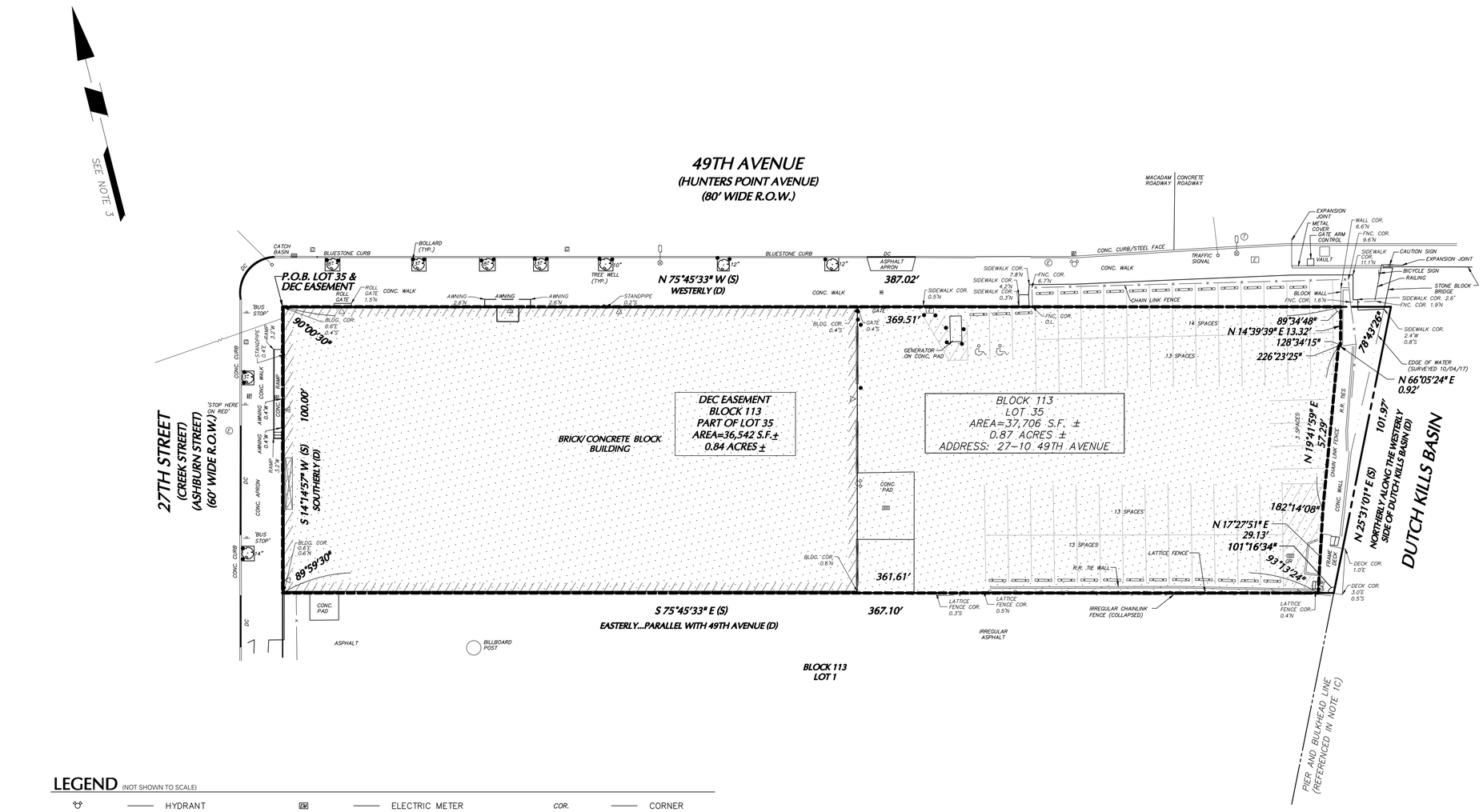
NORTH 14°39'39" EAST A DISTANCE OF 13.32 FEET TO A POINT IN THE AFOREMENTIONED SOUTHERLY SIDELINE OF 49TH AVENUE; THENCE

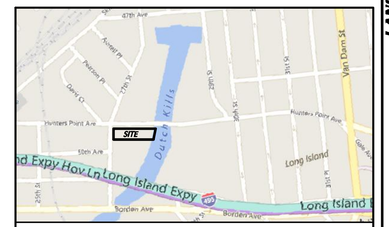
ALONG SAID SOUTHERLY SIDELINE OF 49TH AVENUE, NORTH 75°45'33" WEST A DISTANCE OF 369.51 FEET TO THE POINT OR PLACE OF BEGINNING.

ENCOMPASSING AN AREA OF 36,542 SQUARE FEET OR 0.84 ACRES, MORE OR LESS.

Exhibit B

Site Survey





PROJECT LOCATION MAP

SCALE: NOT TO SCALE

SOURCE: BING MAPS, MICROSOFT CORPORATION

NOTES

1. THIS SURVEY IS BASED UPON EXISTING PHYSICAL CONDITIONS FOUND AT THE SUBJECT SITE, AND THE FOLLOWING REFERENCES:
   - A. BOROUGH OF QUEENS SECTION MAP NO. 31H.
   - B. CURRENT NEW YORK CITY DEPARTMENT OF FINANCE TAX MAP FOR BLOCK 113 IN QUEENS.
   - C. "PIERHEAD AND BULKHEAD LINES, NEWTOWN CREEK, NEW YORK, EAST RIVER TO CHERRY ST. AND HOBSON AVE., BOROUGHS OF BROOKLYN AND QUEENS, NEW YORK CITY AND DUTCH KILLS, NEW YORK, BOROUGH OF QUEENS, NEW YORK CITY", APPROVED 11/20/1940.
   - D. TITLE REPORT ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, TITLE NO. NYFA19-3473, EFFECTIVE DATE: 07/21/2019.
   - E. CRFN: 2018000140492, RECORDED/FILED: 04/27/18 09:40 ("VESTING DEED").
   - F. ALTA/NSPS LAND TITLE SURVEY "27-10 49TH AVENUE", PREPARED BY LANGAN, DRAWING V4-101, DATED 11/09/17, LAST REVISED 10/02/19.
2. THE SURVEYED PROPERTY IS SUBJECT BUT NOT LIMITED TO THE FOLLOWING FACTS AS REVEALED BY THE HEREON REFERENCED INFORMATION. THE INFORMATION SHOWN HEREON DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ALL INFORMATION THAT MAY AFFECT THE QUALITY OF TITLE TO BOTH THE SUBJECT AND ADJOINING PARCELS SHOULD BE VERIFIED BY AN ACCURATE AND CURRENT TITLE REPORT.
3. THE MERIDIAN OF THIS SURVEY IS REFERENCED TO THE NEW YORK STATE PLANE COORDINATE SYSTEM NYLI NAD83 AS ESTABLISHED BY GPS METHODS.
4. STREET NAMES, R.O.W. WIDTHS, BLOCK, AND LOT NUMBERS AS PER MAPS REFERENCED IN NOTES 1A AND 1B.
5. PLANIMETRIC INFORMATION SHOWN HEREON HAS BEEN OBTAINED FROM GROUND SURVEYS BY LANGAN ENGINEERING, ENVIRONMENTAL, SURVEYING, LANDSCAPE ARCHITECTURE AND GEOLOGY, D.P.C. DURING OCTOBER 2017 AND UPDATED BY VISUAL INSPECTION OCTOBER 2019.

   SITE FEATURES HAVE NOT BEEN UPDATED PER CONTRACTUAL AGREEMENT.
6. OFFSETS (IF SHOWN) ARE FOR SURVEY REFERENCES ONLY AND ARE NOT TO BE USED IN CONSTRUCTION OF ANY TYPE.
7. WETLANDS, ENVIRONMENTAL, AND/OR HAZARDOUS MATERIALS LOCATION, IF ANY, NOT COVERED UNDER THIS CONTRACT.
8. UNLESS SPECIFICALLY NOTED HEREON, STORM AND SANITARY SEWER INFORMATION (INCLUDING PIPE INVERT, PIPE MATERIAL, AND PIPE SIZE) WAS OBSERVED AND MEASURED AT FIELD LOCATED STRUCTURES (MANHOLES/CATCH BASINS, ETC.) CONDITIONS CAN VARY FROM THOSE ENCOUNTERED AT THE TIMES WHEN AND THE LOCATIONS WHERE DATA WAS OBTAINED. DESPITE MEETING THE REQUIRED STANDARD OF CARE THE SURVEYOR CANNOT AND DOES NOT WARRANT THAT PIPE MATERIAL AND/OR PIPE SIZE THROUGHOUT THE PIPE RUN ARE THE SAME AS THOSE OBSERVED AT EACH STRUCTURE, OR THAT THE PIPE RUN IS STRAIGHT BETWEEN THE LOCATED STRUCTURES.

   ADDITIONAL UTILITY (WATER, GAS, ELECTRIC, ETC.) DATA MAY BE SHOWN FROM FIELD LOCATED SURFACE MARKINGS (BY OTHERS), EXISTING STRUCTURES, AND/OR FROM EXISTING DRAWINGS.

   UNLESS SPECIFICALLY NOTED HEREON THE SURVEYOR HAS NOT EXCAVATED TO PHYSICALLY LOCATE THE UNDERGROUND UTILITIES. THE SURVEYOR MAKES NO GUARANTEES THAT THE SHOWN UNDERGROUND UTILITIES ARE EITHER IN SERVICE, ABANDONED OR SUITABLE FOR USE, NOR ARE IN THE EXACT LOCATION OR CONFIGURATION INDICATED HEREON.

   PRIOR TO ANY DESIGN OR CONSTRUCTION THE PROPER UTILITY AGENCIES MUST BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS.

   UNLESS NOTED BELOW SUPPLEMENTAL DOCUMENTS WERE NOT USED TO COMPILE THE SUBSURFACE UTILITY INFORMATION SHOWN HEREON.
9. 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.
10. THIS PLAN NOT VALID UNLESS EMBOSSED OR BLUE INK STAMPED WITH THE SEAL OF THE PROFESSIONAL.

LEGEND (NOT SHOWN TO SCALE)

HYDRANT		ELECTRIC METER		COR.	CORNER
STAND PIPE	GM	GAS METER		R.R.	RAILROAD
ROOF DRAIN	WM	WATER METER		FNC.	FENCE
FLAG POLE		TELEPHONE BOX		O.L.	ON LINE
PEDESTAL LIGHT		TRAFFIC SIGNAL POLE		N	NORTH
STREET LIGHT		MONITOR WELL		S	SOUTH
AREA LIGHT		BENCH		W	WEST
SIGNAL POLE		DOOR		E	EAST
POWER POLE		DOUBLE DOOR			OVERHEAD WIRE
GUY WIRE		ROLL UP DOOR			GUIDE RAIL WOOD
ANCHOR POLE		YARD DRAIN			GUIDE RAIL METAL
MANHOLE (TYPE AS LABELED)		MAILBOX			TREE LINE
WATER VALVE	(S)	SURVEY DESCRIPTION			CHAINLINK FENCE
GAS VALVE	(D)	DEED DESCRIPTION			STOCKADE FENCE
UNKNOWN VALVE	DC	DROP CURB			FENCE (TYPE AS NOTED)
CATCH BASIN	P.O.B.	POINT OF BEGINNING			EASEMENT LINE
CLEAN OUT	R.O.W.	RIGHT OF WAY			PROPERTY LINE
METAL COVER	BLDG.	BUILDING			RIGHT-OF-WAY LINE
TREE	TYP.	TYPICAL			EDGE OF WATER
SIGN	CONC.	CONCRETE			
BOLLARD	GR	GRATE			DEC EASEMENT
ELECTRIC BOX		PARKING BLOCK			
		HANDICAP PARKING SPACE			

BLOCK 113 LOT 35 SURVEY DESCRIPTION

BEGINNING AT THE CORNER FORMED BY THE INTERSECTION OF THE SOUTHERLY SIDE OF 49TH AVENUE (80' WIDE R.O.W.), FORMERLY KNOWN AS HUNTERS POINT AVENUE, WITH THE EASTERLY SIDE OF 27TH STREET (60' WIDE R.O.W.), FORMERLY KNOWN AS CREEK STREET AND ASHBURN STREET, AND RUNNING; THENCE

ALONG THE SAID EASTERLY SIDELINE OF 27TH STREET, SOUTH 14°14'57" WEST A DISTANCE OF 100.00 FEET TO A POINT WHERE THE SAME IS INTERSECTED BY THE DIVISION LINE BETWEEN LANDS HEREIN DESCRIBED AND LOT 1 BLOCK 113, LAND N/F 34-06 73RD LLC AS DESCRIBED IN DOCUMENT 2008100101336001; THENCE

ALONG SAID DIVISION LINE AND PARALLEL WITH THE SOUTHERLY SIDELINE OF SAID 49TH AVENUE, SOUTH 75°45'33" EAST A DISTANCE OF 367.10 FEET TO A POINT IN THE PIER AND BULKHEAD LINE ON THE WESTERLY SIDE OF DUTCH KILLS BASIN, AS SHOWN ON A CERTAIN MAP TITLED "MAP SHOWING STREET SYSTEM FOR THE TERRITORY DESIGNATED AS SECTION 31H OF THE FINAL MAPS OF THE BOROUGH OF QUEENS, DATED: NEW YORK, MARCH 17, 1915" REVISED THROUGH FEBRUARY 23, 1941; THENCE

ALONG SAID PIER AND BULKHEAD LINE, NORTH 25°31'01" EAST A DISTANCE OF 101.97 FEET TO A POINT IN THE AFOREMENTIONED SOUTHERLY SIDELINE OF 49TH AVENUE; THENCE

ALONG SAID SOUTHERLY SIDELINE OF 49TH AVENUE, NORTH 75°45'33" WEST A DISTANCE OF 387.02 FEET TO THE POINT AND PLACE OF BEGINNING.

BLOCK 113 LOT 35 DEED DESCRIPTION (SEE NOTE 1E)

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE BOROUGH OF QUEENS, 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 THE 49TH AVENUE, FORMERLY KNOWN AS HUNTERS POINT AVENUE, WITH THE EASTERLY SIDE OF 27TH STREET, FORMERLY KNOWN AS CREEK STREET;

RUNNING THENCE SOUTHERLY ALONG THE EASTERLY SIDE OF 27TH STREET, 100 FEET;

THENCE EASTERLY ON A LINE PARALLEL WITH 49TH AVENUE, 367.10 FEET TO THE WESTERLY SIDE OF DUTCH KILLS BASIN;

THENCE NORTHERLY ALONG THE WESTERLY SIDE OF DUTCH KILLS BASIN, ALONG A LINE WHICH ON ITS WESTERLY SIDE FORMS AN INTERIOR ANGLE OF 101 DEGREES 16 MINUTES 34 SECONDS WITH THE LAST DESCRIBED COURSE, 101.97 FEET TO THE SOUTHERLY SIDE OF THE 49TH AVENUE;

THENCE WESTERLY ALONG THE SOUTHERLY SIDE OF 49TH AVENUE, 387.02 FEET TO THE POINT OR PLACE OF BEGINNING.

DEC EASEMENT DESCRIPTION BLOCK 113 PART OF LOT 35

BEGINNING AT THE CORNER FORMED BY THE INTERSECTION OF THE SOUTHERLY SIDE OF 49TH AVENUE (80' WIDE R.O.W.), FORMERLY KNOWN AS HUNTERS POINT AVENUE, WITH THE EASTERLY SIDE OF 27TH STREET (60' WIDE R.O.W.), FORMERLY KNOWN AS CREEK STREET AND ASHBURN STREET, AND RUNNING; THENCE

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NORTH 17°27'51" EAST A DISTANCE OF 29.13 FEET TO A POINT; THENCE

NORTH 19°41'59" EAST A DISTANCE OF 57.29 FEET TO A POINT; THENCE

NORTH 66°05'24" EAST A DISTANCE OF 0.92 FEET TO A POINT; THENCE

NORTH 14°39'39" EAST A DISTANCE OF 13.32 FEET TO A POINT IN THE AFOREMENTIONED SOUTHERLY SIDELINE OF 49TH AVENUE; THENCE

ALONG SAID SOUTHERLY SIDELINE OF 49TH AVENUE, NORTH 75°45'33" WEST A DISTANCE OF 369.51 FEET TO THE POINT OR PLACE OF BEGINNING.

ENCOMPASSING AN AREA OF 36,542 SQUARE FEET OR 0.84 ACRES, MORE OR LESS.

6.096 0 1.524 3.048 6.096
SCALE: 1 INCH = 6.096 METERS

20 0 5 10 20
SCALE: 1 INCH = 20 FEET

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.

Date	Description	No.
03/16/2026	REVISED DEC EASEMENT AREA, DESCRIPTION, AND CHANGE SURVEYOR OF RECORD ONLY	1

REVISIONS

"I hereby state that this plan is based on a field survey made by me or under my supervision in accordance with NYSPLS Code of Practice for Land Surveys, and to the best of my professional knowledge, information and belief, and in my professional opinion, correctly represents the conditions found on the date of the field survey and the subject property".

SIGNATURE: TIMOTHY E. O'CONNOR, LICENSED LAND SURVEYOR, 051194-01 — DATE SIGNED: 3-17-2026

PROFESSIONAL SURVEYOR NY Lic. No. 051194-01

LANGAN

Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C.
368 Ninth Avenue, 8th Floor
New York, NY 10001
T: 212.479.5400 F: 212.479.5444 www.langan.com

Project	27-10 49TH AVENUE BLOCK No. 113, LOT No.35 BOROUGH OF QUEENS CITY OF NEW YORK QUEENS COUNTY NEW YORK
Drawing Title	DEC EASEMENT SURVEY
Project No.	170497901
Date	10/01/2020
Drawn By	JM, SA
Checked By	PDF, TO
Drawing No.	DEC-101
	Sheet 01 of 01

Filename: \\langan.com\data\NYC\data9\170497901\Project Data_Discipline\Survey\CAD\Existing\170497901-V-DEC01.dwg Date: 3/16/2026 Time: 15:16 User: sarabi Style Table: Langan.stb Layout: ARCH-D-BL

PROJECT NO. 170497901

LANGAN

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

27-10 49th Avenue, Site ID No. C241219
27-10 49th Avenue, Long Island City, New York 11101
Long Island City, Queens County, Tax Map Identification Number: p/o 113-35

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 Hunters Point SG, LLC for a parcel approximately 0.84 acres located at 27-10 49th Avenue in Long Island City, Queens County.

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

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

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

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

PLEASE TAKE NOTICE, the remedial program relies upon use restrictions or the long-term employment of institutional or engineering controls; such institutional or engineering controls are contained in an Environmental Easement granted pursuant to ECL Article 71, Title 36 which has been duly recorded in the Recording Office for Queens County as 2025000214037 and 2026000161038.

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

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

27-10 49th Avenue, C241219
27-10 49th Avenue, Long Island City, NY, 11101

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

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

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

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

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

PLEASE TAKE NOTICE, a copy of the Certificate can be reviewed at the NYSDEC's Region 2 Office located at 47-40 21st Street, Long Island City, NY 11101, by contacting the Regional Environmental Remediation Engineer, or at https://www.dec.ny.gov/data/DecDocs/C241219.

WHEREFORE, the undersigned has signed this Notice of Certificate

Hunters Point SG, LLC, a Delaware limited liability company:
By: Hunters Point Holdings SG, LLC, a Delaware limited liability company, its sole member

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:
Hunters Point SG, LLC
Attn: Zach McHugh
10 W Forest Avenue
Englewood, NJ 07631

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
Site Management Form
9/11/2025

SITE DESCRIPTION

SITE NO. C241219

SITE NAME 27-10 49th Avenue

SITE ADDRESS: 27-10 49th Avenue ZIP CODE: 11101

CITY/TOWN: Long Island City

COUNTY: Queens

ALLOWABLE USE: Commercial and Industrial

SITE MANAGEMENT DESCRIPTION

SITE MANAGEMENT PLAN INCLUDES:	YES	NO
IC/EC Certification Plan	■	□
Monitoring Plan	■	□
Operation and Maintenance (O&M) Plan	■	□

Periodic Review Frequency: once a year

Periodic Review Report Submitted Date: 02/28/2027

Description of Institutional Control

Hunters Point SG, LLC
10 W Forest Avenue
27-10 49th Avenue
Environmental Easement
Block: p/o 113
Lot: 35
Sublot:
Section:
Subsection:
S_B_L Image: p/o 113-35
Ground Water Use Restriction
IC/EC Plan
Landuse Restriction
Monitoring Plan
O&M Plan
Site Management Plan
Soil Management Plan

Description of Engineering Control

Hunters Point SG, LLC
10 W Forest Avenue
27-10 49th Avenue
Environmental Easement
Block: p/o 113
Lot: 35
Sublot:
Section:
Subsection:
S_B_L Image: p/o 113-35
Air Sparging/Soil Vapor Extraction

Cover System

Vapor Mitigation