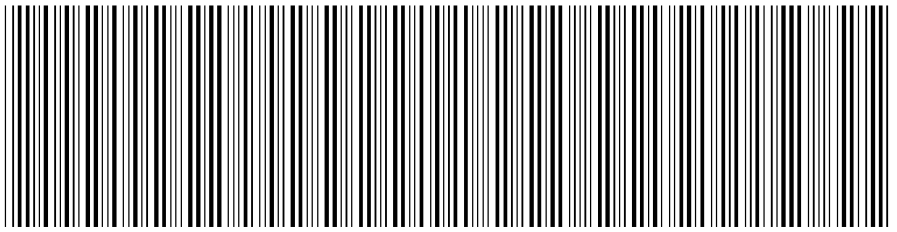


**NYC DEPARTMENT OF FINANCE
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2020031000096003001EE137

RECORDING AND ENDORSEMENT COVER PAGE

PAGE 1 OF 195

Document ID: 2020031000096003

Document Date: 02-20-2020

Preparation Date: 03-10-2020

Document Type: SUNDRY MISCELLANEOUS

Document Page Count: 193

PRESENTER:

KENSINGTON VANGUARD NATIONAL LAND SERVICES
39 W37TH STREET
TITLE NO. 124754-X-NY-SS-KV
NEW YORK, NY 10018
212-532-8686

RETURN TO:

KENSINGTON VANGUARD NATIONAL LAND SERVICES
39 WEST 37TH STREET, 3RD FLOOR
ATTN: BOB AUDETTE
NEW YORK, NY 10018

PROPERTY DATA

Borough	Block	Lot	Unit	Address
QUEENS	2432	8	Entire Lot	N/A 69TH STREET

Property Type: NON-RESIDENTIAL VACANT LAND

Borough	Block	Lot	Unit	Address
QUEENS	2432	9	Entire Lot	69-02 QUEENS BOULEVARD

Property Type: NON-RESIDENTIAL VACANT LAND

☒ Additional Properties on Continuation Page

CROSS REFERENCE DATA

CRFN _____ or DocumentID _____ or _____ Year _____ Reel _____ Page _____ or File Number _____

PARTIES

PARTY 1:

QB DEVELOPMENT OWNER LLC
520 MADISON AVENUE, SUITE 3501
NEW YORK, NY 10022

FEES AND TAXES

Mortgage :

Mortgage Amount: \$ 0.00

Taxable Mortgage Amount: \$ 0.00

Exemption:

TAXES: County (Basic): \$ 0.00

City (Additional): \$ 0.00

Spec (Additional): \$ 0.00

TASF: \$ 0.00

MTA: \$ 0.00

NYCTA: \$ 0.00

Additional MRT: \$ 0.00

TOTAL: \$ 0.00

Recording Fee: \$ 1,017.00

Affidavit Fee: \$ 0.00

Filing Fee:

\$ 0.00

NYC Real Property Transfer Tax:

\$ 0.00

NYS Real Estate Transfer Tax:

\$ 0.00

**RECORDED OR FILED IN THE OFFICE
OF THE CITY REGISTER OF THE**

CITY OF NEW YORK

Recorded/Filed 03-10-2020 15:17

City Register File No.(CRFN):

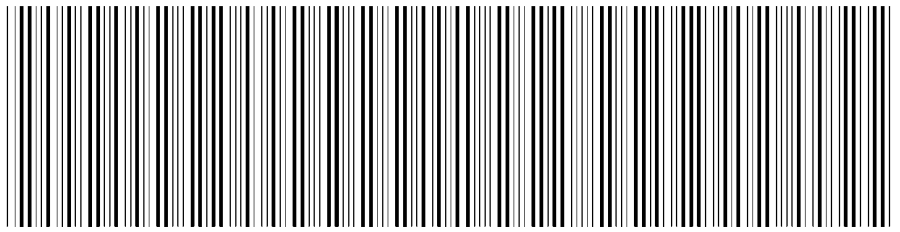
2020000090768



Annette McMill

City Register Official Signature

NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER



2020031000096003001CE3B7

RECORDING AND ENDORSEMENT COVER PAGE (CONTINUATION)

PAGE 2 OF 195

Document ID: 2020031000096003

Document Date: 02-20-2020

Preparation Date: 03-10-2020

Document Type: SUNDRY MISCELLANEOUS

PROPERTY DATA

Borough	Block Lot	Unit	Address
QUEENS	2432 21 Entire Lot		69-20 QUEENS BOULEVARD
Property Type: RESIDENTIAL VACANT LAND			
Borough	Block Lot	Unit	Address
QUEENS	2432 41 Entire Lot		46-12 70TH STREET
Property Type: OFFICE BUILDING			
Borough	Block Lot	Unit	Address
QUEENS	2432 44 Entire Lot		69-39 47TH AVENUE
Property Type: COMMERCIAL REAL ESTATE			
Borough	Block Lot	Unit	Address
QUEENS	2432 50 Entire Lot		69-23 47TH AVENUE
Property Type: COMMERCIAL REAL ESTATE			

**FIRST MODIFICATION AND AMENDMENT TO RESTRICTIVE
DECLARATION**

This FIRST MODIFICATION AND AMENDMENT TO RESTRICTIVE DECLARATION, made as of the 20th day of February, 2020 (the "Modification"), by QB Development Owner LLC, a New York limited liability company, having an office at 520 Madison Avenue, Suite 3501, New York, New York 10022 ("Declarant").

WITNESSETH

WHEREAS, Declarant is the fee owner of certain real property located in the Borough of Queens, County of Queens, City and State of New York, known as Block 2432, Lots 8, 9, 21, 41, 44, and 50 on the Tax Map of the City of New York, more particularly described in Exhibit A attached hereto and made a part hereof (the "Subject Property"); and

WHEREAS, Declarant's predecessor in interest submitted to the City Planning Commission: (1) an application designated number C 180265 ZMQ for a zoning map amendment to a portion of Queens Block 2483 from M1-1 to R7X/C2-3 (the "Rezoning"); (2) an application designated number N 180266 ZRQ for a zoning text amendment to Appendix F to create a Mandatory Inclusionary Housing Area within Queens Community District 2 (Block 2432) (the "MIH Text Amendment"); and (3) an application designated number C 180267 ZSQ for a Large-Scale General Development Special Permit to modify height and setback regulations (the "Special Permit") (the Rezoning, MIH Text Amendment and Special Permit are collectively the "2018 Applications");

WHEREAS, the 2018 Applications were approved with modifications by the New York City Council on October 31, 2018;

WHEREAS, in connection with the 2018 Applications, Declarant's predecessor in interest executed a Restrictive Declaration, made as of October 31, 2018 and recorded with the City Register of the City of New York on December 6, 2018 at CRFN#2018000403281 (the "Declaration");

WHEREAS, on October 10, 2019, Declarant submitted an application designated number M 180267(A) ZSQ to the City Planning Commission for a minor modification to the previously-approved site plan for the Large-Scale General Development (the "Site Plan") under the Special Permit (the "2019 Application");

WHEREAS, the 2019 Application proposed certain changes to the Site Plan, including (1) the addition of Tax Lot 8 within Block 2432 ("Lot 8") and (2) a relocation of available floor area, as set forth in the drawings attached hereto and made a part hereof, as Exhibit C;

WHEREAS, on December 18, 2019, the City Planning Commission approved the 2019 Application;

WHEREAS, Article VI of the Declaration provides that the Declaration may be amended with the approval of the Chairperson of the New York City Planning Commission;

WHEREAS, Declarant now seeks to amend the Declaration to reflect the City Planning Commission's approval of the 2019 Application, as set forth herein;

WHEREAS, Kensington Vanguard National Land Services of N.Y., as agent for Old Republic Title Insurance Company has certified in a certification attached hereto as Exhibit B1 and made a part hereof that, as of the date hereof, Declarant and ConnectOne Bank are the only parties-in-interest ("Parties in Interest"), as such term is defined in the definition of "zoning lot" set forth in Section 12-10 of the Zoning Resolution, to the Property; and

WHEREAS, all Parties in Interest to the Property other than the City have executed this Modification or waived their rights to execute and subordinated their interest in the Subject Property to this Modification by written instrument attached hereto as Exhibit B2 and made a part hereof, which instrument is intended to be recorded simultaneously with this Modification; and

NOW THEREFORE, Declarant does hereby declare and agree that the Declaration is amended as set forth below.

1. In order to reflect the inclusion of Lot 8 within the Subject Property and to extend the applicability of the Special Permit, as set forth in Section 1.1 of the Declaration, over Lot 8, Recital One is amended and replaced in its entirety with the following:

WHEREAS, the Declarant is the owner in fee of certain real property located in the Borough of Queens, County of Queens, City and State of New York, designated for real property tax purposes as Block 2432, Lots 8, 9, 21, 41, 44, and 50, as is more particularly described in Exhibit A attached hereto and made a part hereof (the "Subject Property");

2. The definition of Subject Property contained in Exhibit A of the Declaration is hereby deleted in its entirety and replaced by the description attached hereto as Exhibit A. Any and all references to Exhibit A in the Declaration henceforth shall be and mean reference to Exhibit A attached hereto.
3. The list of drawings provided in Section 1.2 of the Declaration is hereby deleted and replaced with the following list:

<u>Title</u>	<u>Drawing Number</u>	<u>Date Last Revised</u>
G-01	Cover Sheet & Drawing List	10/10/2019
Z-20	Zoning Analysis	11/20/2019

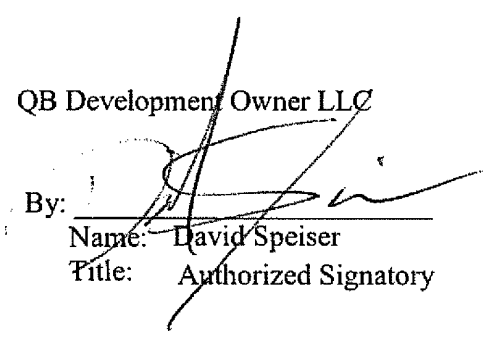
Z-30	Zoning Lot Site Plan	11/20/2019
Z-31	Enlarged Zoning Lot Site Plan	11/20/2019
Z-50	Waiver Plan - Roof Plan	11/20/2019
Z-51	Lot Coverage Plan	11/20/2019
Z-52	Required Yards Plan	11/20/2019
Z-60	Waiver Sections - West Tower	10/10/2019
Z-61	Waiver Sections - West Tower	10/10/2019
Z-62	Waiver Sections - West Tower	10/10/2019
Z-63	Waiver Sections - East Tower	10/10/2019
Z-64	Waiver Sections - East Tower	10/10/2019
Z-65	Waiver Sections - Overall	10/10/2019
Z-66	Waiver Sections - Overall	10/10/2019
Z-67	Waiver Sections - West Tower	10/10/2019
Z-101	Landscape Walkway Plan	10/10/2019

4. Exhibit C of the Declaration is deleted and replaced with Exhibit C hereto.
5. Other than as stated herein, all terms, provisions, and conditions of the Declaration are hereby ratified and confirmed and shall remain in full force and effect.
6. This Modification and the provisions hereof shall become effective as of the date of this Modification. Declarant shall record this Modification in the City Register's office for the County in which the Subject Property is located, indexing it against the Property within five (5) business days of the date hereof and shall, if requested, promptly deliver to the City Planning Commission, a duplicate original of this Modification and a true copy of this Modification as recorded and certified by the City Register. If the City fails to record this Modification, the City may record it, at the sole cost and expense of the Declarant, who shall immediately pay such cost to the City.

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IN WITNESS WHEREOF, Declarant has executed this Modification as of the day and year first above written.

QB Development Owner LLC

By: 

Name: David Speiser

Title: Authorized Signatory

State of New York)
)ss.
County of New York)

On the 2nd day of March in the year 2020 before me, the undersigned, personally appeared David Speiser personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.


Notary Public

JIGANASA PARIKH-SILO
Notary Public, State of New York
No. 01PAG179443
Qualified in Richmond County
Certificate on file in New York County
Commission Expires 01.13.23

Exhibit A

Description of the Subject Property

Old Republic National Title Insurance Company

**SCHEDULE A
DESCRIPTION**

The land referred to in this Certificate

PARCEL I (Block 2432, Lot 8):

ALL that certain plot, piece or parcel of land, thereon erected, 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 easterly side of 69th Street, distant 150.12 feet northerly from the corner formed by the intersection of the easterly side of 69th Street, with the northerly side of 47th Avenue;

RUNNING THENCE easterly at right angles to the easterly side of 69th Street, 40.84 feet;

THENCE westerly on a line forming an angle of 19 degrees 04 minutes 36 seconds (survey) (19 degrees 04 minutes 20 seconds, deed) on its southerly side with the preceding course, a distance of 43.21 feet to the easterly side of 69th Street; and

THENCE southerly along the easterly side of 69th Street, 14.11 feet to the corner, at the point or place of BEGINNING.

PARCEL II (Block 2432, Lot 9):

ALL that certain plot, piece or parcel of land, situate, lying and being in the 2nd Ward of the Borough and County of Queens, City and State of New York, and known and designated on the Tax Map for said Borough as Block 2432, Lot No. 9, bounded and described as follows:

BEGINNING at the corner formed by the intersection of the South line of Queens Boulevard, a 200 foot wide public right of way, with the East line of 69th Street, an 80 foot wide public right of way;

RUNNING THENCE along the south line of said Queens Boulevard, East 156.02 feet to a point;

THENCE leaving the south line of said Queens Boulevard, South 23 degrees 25 minutes 50 seconds East, 58.00 feet to point;

THENCE North 67 degrees 17 minutes 20 seconds East, 79.00 feet to a point;

THENCE South 23 degrees 25 minutes 50 seconds East, 100.00 feet to a point;

THENCE South 67 degrees 17 minutes 20 minutes West, 32.55 feet to a point;

THENCE west in a straight line, 234.11 feet to a point on the east line of said 69th Street, said point being 130.00 feet South of the beginning point when measured along the easterly side of 69th Street;

THENCE along the east line of said 69th Street, North 12 degrees 15 minutes 02 seconds West, 130.00 feet to the point or place of BEGINNING.

PARCEL III (Block 2432, Lot 21):

**SCHEDULE A
DESCRIPTION
(Continued)**

ALL that certain plot, piece or parcel of land, situate, lying and being in the being in the Second Ward of 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 Queens Boulevard, as legally opened and widened, distant 156.02 feet easterly from the corner formed by the intersection of the southerly side of Queens Boulevard, with the easterly side of Fisk Avenue;

RUNNING THENCE southerly on a line making an angle to the east with the southerly side of Queens Boulevard, of 66 degrees, 34 minutes, 10 seconds, a distance of 58 feet, more or less, to Lot # 8 on the Howlett Map hereinafter mentioned, said line being distant 410 feet westerly from lands formerly of Peterson, said distance being according to the Old Standard of Measurements;

THENCE easterly, along a line making an angle of 91 degrees, 3 minutes, a distance of 40 feet;

THENCE northerly parallel with the first described line, about 41.17 feet to the southerly side of Queens Boulevard; and

THENCE westerly along the southerly side of Queens Boulevard, about 43.60 feet to the point or place of BEGINNING.

Said premises being known on the Assessment Map of the City of New York for the Second Ward, as Lot 37 in Block 27, Vol. 8 and being all of Lot 9 on a certain map entitled, "Map of Property at Winfield, in the Second Ward of the Borough of Queens, in the City of New York, belonging to A.A. Howlett, made by Cornelius Hyatt Surveyor", and filed in the Queens County Clerk's Office remaining after the opening and widening of Queens Boulevard, and after omitting the Easterly 4 inches thereof, the foregoing dimensions being taken from the corrected Damage Map or the opening of Queens Boulevard.

PARCEL IV (Block 2432, Lots 41 and 44):

AS TO LOT 41

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 westerly side of 70th street, distant 66.73 feet (deed) 65.66 feet (actual) northerly from the corner formed by the intersection of the northerly side of 47th Avenue and the westerly side of 70th Street;

RUNNING THENCE westerly on a line forming an interior angle of 89 degrees 16 minutes 48 seconds with the westerly side of 70th street, a distance of 66.09 feet (deed) 66.08 feet (actual);

THENCE northerly along a line forming an interior angle of 86 degrees 26 minutes 30 seconds with the last mentioned course, a distance of 62.37 feet;

THENCE easterly along a line forming an interior angle of 93 degrees 33 minutes 30 seconds with the last mentioned course, a distance of 61.44 feet to the westerly side of 70th street, a point distant 62.25 feet (deed) 62.33 feet (actual) northerly from the point of beginning;

THENCE southerly along the westerly side of 70th street 62.25 feet (deed) 62.33 date (actual) to the point or

**SCHEDULE A
DESCRIPTION
(Continued)**

place of BEGINNING.

AS TO LOT 44

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 westerly side of 70th Street, with the northerly line of 47th Avenue;

RUNNING THENCE westerly along the northerly side of 47th Avenue, 143.33 feet deed, 140.66 actual;

THENCE northerly at right angles to 47th Avenue, 66.71 feet;

THENCE southeasterly on a line which forms an interior plot angle of 70 degrees 56 minutes 10 seconds with the preceding course 12.58 feet;

THENCE northerly on a line which forms an interior plot angle of 300 degrees 14 minutes 37 seconds with the preceding course, 43.30 feet;

THENCE easterly on a line which forms an interior plot angle of 89 degrees 6 minutes 50 seconds with the preceding course, 58.56 feet;

THENCE southerly on a line which forms an interior plot angle of 86 degrees 26 minutes 30 seconds with the preceding course, 62.37 feet;

THENCE easterly on a line which forms an interior plot angle of 273 degrees 33 minutes 30 seconds with the preceding course, 66.08 feet (deed) 60.42 feet (actual) to the westerly side of 70th street;

THENCE southerly along the westerly side of 70th street, 66.73 feet (deed) 65.66 feet (actual) to the corner, the point or place of BEGINNING.

PERIMETER DESCRIPTION OF LOTS 41 and 44

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 being bounded and described as follows:

BEGINNING at the corner formed by the intersection of the northerly side of 47th Avenue with the westerly side of 70th Street;

RUNNING THENCE northerly along the westerly side of 70th Street, a distance of 66.17 feet to an angle point;

THENCE continuing along the westerly side of 70th Street, a distance of 62.26 feet;

THENCE westerly along a line forming an angle of 90 degrees 55 minutes 58 seconds on its southerly side with the preceding course, a distance of 120.10 feet;

THENCE southerly along a line forming an angle of 89 degrees 06 minutes 50 seconds on its easterly side with the preceding course, a distance of 43.30 feet;

SCHEDULE A
DESCRIPTION
(Continued)

THENCE northwesterly along a line forming an angle of 300 degrees 14 minutes 37 seconds on its southerly side with the preceding course, a distance of 12.58 feet;

THENCE southerly along a line which is perpendicular to the northerly side of 47th Avenue, a distance of 66.71 feet to the northerly side of 47th Avenue;

THENCE easterly along the northerly side of 47th Avenue, a distance of 143.33 feet to the corner formed by the intersection of the northerly side of 47th Avenue with the westerly side of 70th Street, the point or place of BEGINNING.

PARCEL V (Block 2432, Lot 50):

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 northerly side of 47th Avenue, distant 150.12 feet easterly from the corner formed by the intersection of the easterly side of 69th Street and the northerly side of 47th Avenue;

RUNNING THENCE northerly at right angles to the northerly side of 47th Avenue, 24.37 feet;

THENCE northwesterly on a line forming an interior angle of 229 degrees 08 minutes 50 seconds with the preceding course, 153.99 feet;

THENCE westerly at right angles to the easterly side of 69th Street, 33.64 feet to the easterly side of 69th Street at a point therein distant 125.10 feet northerly from the corner formed by the intersection of the easterly side of 69th Street and the northerly side of 47th Avenue;

THENCE northerly along the easterly side of 69th Street, 25.02 feet;

THENCE easterly at right angles to the easterly side of 69th Street, 40.84 feet;

THENCE northwesterly along a line forming an exterior angle of 19 degrees 04 minutes 20 seconds with the preceding course, 43.21 feet to the easterly side of 69th Street;

THENCE northerly along the easterly side of 69th Street, 0.42 of a foot to a point distant 164.65 feet northerly from the aforesaid corner formed by the intersection of the easterly side of 69th Street with the northerly side of 47th Avenue;

THENCE easterly along the third course in the deed from No. 69-02 and 69-08 Queens Boulevard, Inc. to Colonial Beacon Oil Co. recorded in the Queens County Register's Office in Liber 4436 of conveyances page 447 and its prolongation easterly on a line forming an exterior angle of 102 degrees 15 minutes 02 seconds with the easterly side of 69th Street, 234.11 feet to a point;

THENCE easterly on a line forming an interior angle of 202 degrees 42 minutes 39 seconds with the preceding course, 32.55 feet;

THENCE southerly parallel with the westerly line of Madison Street on the Squires Map, 5 feet;

THENCE easterly on a line forming an exterior angle of 90 degrees 43 minutes 10 seconds with the preceding

**SCHEDULE A
DESCRIPTION
(Continued)**

course and parallel with the old line of Bushwick-Newton Turnpike, 21 feet;

THENCE southerly on a line forming an interior angle of 90 degrees 43 minutes 10 seconds with the preceding course, 58.30 feet;

THENCE northwesterly on a line forming an interior angle of 59 degrees 45 minutes 23 seconds with the preceding course, 12.58 feet;

THENCE southerly on a line forming an exterior angle of 70 degrees 56 minutes 10 seconds with the preceding course, 66.71 feet to the northerly side of 47th Avenue;

THENCE westerly along the northerly side of 47th Avenue, 131.69 feet to the point or place of BEGINNING.

PERIMETER DESCRIPTION AS TO ALL LOTS AS SHOWN ON SURVEY MADE BY CONTROL POINT ASSOCIATES DATED 3/20/2019 AND LAST REVISED 3/26/2019:

ALL THAT POINT CERTAIN PLOT 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 SOUTH LINE OF QUEENS BOULEVARD, A 200 FOOT WIDE PUBLIC RIGHT OF WAY, WITH THE EAST LINE OF 69TH STREET, AN 80 FOOT WIDE PUBLIC RIGHT OF WAY;

1. RUNNING THENCE EASTERLY ALONG THE SOUTH LINE OF SAID QUEENS BOULEVARD, EAST 199.62 FEET TO A POINT;
2. THENCE SOUTHERLY ALONG THE DIVIDING LINE WITH LOT 23, HAVING AN INTERIOR ANGLE OF 113 DEGREES - 25 MINUTES - 50 SECONDS WITH THE PREVIOUS COURSE, A DISTANCE OF 41.17 FEET TO A POINT, THENCE CONTINUING ALONG SAID DIVIDING LINE THE FOLLOWING THREE COURSES:
3. EASTERLY, HAVING AN INTERIOR ANGLE OF 269 DEGREES - 16 MINUTES - 50 SECONDS WITH THE PREVIOUS COURSE, A DISTANCE OF 39.00 FEET TO A POINT;
4. THENCE SOUTHERLY ALONG SAID DIVIDING LINE, HAVING AN INTERIOR ANGLE OF 90 DEGREES - 43 MINUTES - 10 SECONDS WITH THE PREVIOUS COURSE, A DISTANCE OF 105.00 FEET TO A POINT;
5. THENCE EASTERLY, HAVING AN INTERIOR ANGLE OF 269 DEGREES - 16 MINUTES - 50 SECONDS WITH THE PREVIOUS COURSE, A DISTANCE OF 21.18 FEET TO A POINT;
6. THENCE SOUTHERLY ALONG THE DIVIDING LINE WITH LOT 39, HAVING AN INTERIOR ANGLE OF 90 DEGREES - 43 MINUTES - 10 SECONDS WITH THE PREVIOUS COURSE, A DISTANCE OF 15.03 FEET TO A POINT;
7. THENCE EASTERLY, CONTINUING ALONG SAID DIVIDING LINE, HAVING AN INTERIOR ANGLE OF 269 DEGREES - 06 MINUTES - 50 SECONDS WITH THE PREVIOUS COURSE, A DISTANCE OF 120.10 FEET TO A POINT ON THE WESTERLY LINE OF 70TH STREET (60' WIDE PUBLIC RIGHT OF WAY), THENCE ALONG THE WESTERLY LINE OF 70TH STREET THE FOLLOWING TWO COURSES:

SCHEDULE A
DESCRIPTION
(Continued)

8. SOUTHERLY, HAVING AN INTERIOR ANGLE OF 90 DEGREES - 55 MINUTES - 58 SECONDS WITH THE PREVIOUS COURSE, A DISTANCE OF 62.26 FEET TO A POINT;

9. THENCE SOUTHERLY, HAVING AN INTERIOR ANGLE OF 177 DEGREES - 04 MINUTES - 15 SECONDS WITH THE PREVIOUS COURSE, A DISTANCE OF 66.17 FEET TO A POINT AT THE NORTH WESTERLY INTERSECTION OF 70TH STREET AND 47TH AVENUE (60' WIDE PUBLIC RIGHT OF WAY),

10. WESTERLY ALONG THE NORTHERLY LINE OF 47TH AVENUE, HAVING AN INTERIOR ANGLE OF 81 DEGREES - 42 MINUTES - 10 SECONDS WITH THE PREVIOUS COURSE, A DISTANCE OF 275.21 FEET TO A POINT,

11. THENCE NORTHERLY ALONG THE DIVIDING LINE WITH LOT 1, HAVING AN INTERIOR ANGLE OF 90 - DEGREES - 00 MINUTE - 00 SECONDS, A DISTANCE OF 24.37 FEET TO A POINT, THENCE CONTINUING ALONG THE DIVIDING LINE WITH LOT 1 THE FOLLOWING TWO COURSES;

12. NORTHWESTERY, HAVING AN INTERIOR ANGLE OF 229 DEGREES - 08 MINUTES - 50 SECONDS WITH THE PREVIOUS COURSE, A DISTANCE OF 153.99 FEET TO A POINT, THENCE;

13. WESTERLY, HAVING AN INTERIOR ANGLE OF 220 DEGREES - 51 MINUTES - 09 SECONDS WITH THE PREVIOUS COURSE, A DISTANCE OF 33.64 FEET TO A POINT ON THE EASTERLY LINE OF 69TH STREET, THENCE;

14. NORTHERLY ALONG THE EASTERLY LINE OF 69TH STREET, HAVING AN INTERIOR ANGLE OF 90 - DEGREES - 00 MINUTES - 00 SECONDS, A DISTANCE OF 169.55 FEET TO THE POINT AND PLACE OF BEGINNING.

Exhibit B1

Certification of Parties-in-Interest

124754

N.B. # _____
or
ALT. # _____

EXHIBIT I

CERTIFICATION PURSUANT TO ZONING LOT
SUBDIVISION C OF SECTION 12-10
OF THE ZONING RESOLUTION OF DECEMBER 15, 1961
OF THE CITY OF NEW YORK – AS AMENDED
EFFECTIVE AUGUST 10, 1977

Kensington Vanguard National Land Services of N.Y., as agent for Old Republic Title Insurance Company, a title insurance company authorized to do business in the State of New York and having its principal office at 39 West 37th Street, New York, New York, 10018, hereby certifies that as to the land hereafter described being a tract of land, either unsubdivided or consisting of two or more lots of record, contiguous for a minimum of ten linear feet, located within a single block in single ownership, all the parties in interest constituting a “party in interest” as defined in Section 12-10, subdivision (c) of the Zoning Resolution of the City of New York, effective December 15, 1961, are the following:

<u>Name</u>	<u>Address</u>	<u>Nature of Interest</u>
QB Development Owner LLC	c/o Madison Realty Capital 520 Madison Avenue, Suite 3501, New York, NY 10022	Fee Owner
Connectone Bank	301 Sylvan Avenue Englewood Cliffs, NJ 07632	Mortgage Holder

The subject tract of land with respect to which the foregoing parties are the parties in interest as aforesaid is known as Tax Lot Number(s) 8, 9, 21, 41, 44 & 50 in Block No. 2432 as shown on the Tax Map of the City of New York for the County of Queens and more particularly described as follows:

See Schedule A attached

Old Republic National Title Insurance Company

**SCHEDULE A
DESCRIPTION**

The land referred to in this Certificate

PARCEL I (Block 2432, Lot 8):

ALL that certain plot, piece or parcel of land, thereon erected, 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 easterly side of 69th Street, distant 150.12 feet northerly from the corner formed by the intersection of the easterly side of 69th Street, with the northerly side of 47th Avenue;

RUNNING THENCE easterly at right angles to the easterly side of 69th Street, 40.84 feet;

THENCE westerly on a line forming an angle of 19 degrees 04 minutes 36 seconds (survey) (19 degrees 04 minutes 20 seconds, deed) on its southerly side with the preceding course, a distance of 43.21 feet to the easterly side of 69th Street; and

THENCE southerly along the easterly side of 69th Street, 14.11 feet to the corner, at the point or place of BEGINNING.

PARCEL II (Block 2432, Lot 9):

ALL that certain plot, piece or parcel of land, situate, lying and being in the 2nd Ward of the Borough and County of Queens, City and State of New York, and known and designated on the Tax Map for said Borough as Block 2432, Lot No. 9, bounded and described as follows:

BEGINNING at the corner formed by the intersection of the South line of Queens Boulevard, a 200 foot wide public right of way, with the East line of 69th Street, an 80 foot wide public right of way;

RUNNING THENCE along the south line of said Queens Boulevard, East 156.02 feet to a point;

THENCE leaving the south line of said Queens Boulevard, South 23 degrees 25 minutes 50 seconds East, 58.00 feet to point;

THENCE North 67 degrees 17 minutes 20 seconds East, 79.00 feet to a point;

THENCE South 23 degrees 25 minutes 50 seconds East, 100.00 feet to a point;

THENCE South 67 degrees 17 minutes 20 minutes West, 32.55 feet to a point;

THENCE west in a straight line, 234.11 feet to a point on the east line of said 69th Street, said point being 130.00 feet South of the beginning point when measured along the easterly side of 69th Street;

THENCE along the east line of said 69th Street, North 12 degrees 15 minutes 02 seconds West, 130.00 feet to the point or place of BEGINNING.

PARCEL III (Block 2432, Lot 21):

**SCHEDULE A
DESCRIPTION
(Continued)**

ALL that certain plot, piece or parcel of land, situate, lying and being in the being in the Second Ward of 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 Queens Boulevard, as legally opened and widened, distant 156.02 feet easterly from the corner formed by the intersection of the southerly side of Queens Boulevard, with the easterly side of Fisk Avenue;

RUNNING THENCE southerly on a line making an angle to the east with the southerly side of Queens Boulevard, of 66 degrees, 34 minutes, 10 seconds, a distance of 58 feet, more or less, to Lot # 8 on the Howlett Map hereinafter mentioned, said line being distant 410 feet westerly from lands formerly of Peterson, said distance being according to the Old Standard of Measurements;

THENCE easterly, along a line making an angle of 91 degrees, 3 minutes, a distance of 40 feet;

THENCE northerly parallel with the first described line, about 41.17 feet to the southerly side of Queens Boulevard; and

THENCE westerly along the southerly side of Queens Boulevard, about 43.60 feet to the point or place of BEGINNING.

Said premises being known on the Assessment Map of the City of New York for the Second Ward, as Lot 37 in Block 27, Vol. 8 and being all of Lot 9 on a certain map entitled, "Map of Property at Winfield, in the Second Ward of the Borough of Queens, in the City of New York, belonging to A.A. Howlett, made by Cornelius Hyatt Surveyor", and filed in the Queens County Clerk's Office remaining after the opening and widening of Queens Boulevard, and after omitting the Easterly 4 inches thereof, the foregoing dimensions being taken from the corrected Damage Map or the opening of Queens Boulevard.

PARCEL IV (Block 2432, Lots 41 and 44):

AS TO LOT 41

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 westerly side of 70th street, distant 66.73 feet (deed) 65.66 feet (actual) northerly from the corner formed by the intersection of the northerly side of 47th Avenue and the westerly side of 70th Street;

RUNNING THENCE westerly on a line forming an interior angle of 89 degrees 16 minutes 48 seconds with the westerly side of 70th street, a distance of 66.09 feet (deed) 66.08 feet (actual);

THENCE northerly along a line forming an interior angle of 86 degrees 26 minutes 30 seconds with the last mentioned course, a distance of 62.37 feet;

THENCE easterly along a line forming an interior angle of 93 degrees 33 minutes 30 seconds with the last mentioned course, a distance of 61.44 feet to the westerly side of 70th street, a point distant 62.25 feet (deed) 62.33 feet (actual) northerly from the point of beginning;

THENCE southerly along the westerly side of 70th street 62.25 feet (deed) 62.33 date (actual) to the point or

**SCHEDULE A
DESCRIPTION
(Continued)**

place of BEGINNING.

AS TO LOT 44

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 westerly side of 70th Street, with the northerly line of 47th Avenue;

RUNNING THENCE westerly along the northerly side of 47th Avenue, 143.33 feet deed, 140.66 actual;

THENCE northerly at right angles to 47th Avenue, 66.71 feet;

THENCE southeasterly on a line which forms an interior plot angle of 70 degrees 56 minutes 10 seconds with the preceding course 12.58 feet;

THENCE northerly on a line which forms an interior plot angle of 300 degrees 14 minutes 37 seconds with the preceding course, 43.30 feet;

THENCE easterly on a line which forms an interior plot angle of 89 degrees 6 minutes 50 seconds with the preceding course, 58.56 feet;

THENCE southerly on a line which forms an interior plot angle of 86 degrees 26 minutes 30 seconds with the preceding course, 62.37 feet;

THENCE easterly on a line which forms an interior plot angle of 273 degrees 33 minutes 30 seconds with the preceding course, 66.08 feet (deed) 60.42 feet (actual) to the westerly side of 70th street;

THENCE southerly along the westerly side of 70th street, 66.73 feet (deed) 65.66 feet (actual) to the corner, the point or place of BEGINNING.

PERIMETER DESCRIPTION OF LOTS 41 and 44

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 being bounded and described as follows:

BEGINNING at the corner formed by the intersection of the northerly side of 47th Avenue with the westerly side of 70th Street;

RUNNING THENCE northerly along the westerly side of 70th Street, a distance of 66.17 feet to an angle point;

THENCE continuing along the westerly side of 70th Street, a distance of 62.26 feet;

THENCE westerly along a line forming an angle of 90 degrees 55 minutes 58 seconds on its southerly side with the preceding course, a distance of 120.10 feet;

THENCE southerly along a line forming an angle of 89 degrees 06 minutes 50 seconds on its easterly side with the preceding course, a distance of 43.30 feet;

**SCHEDULE A
DESCRIPTION
(Continued)**

THENCE northwesterly along a line forming an angle of 300 degrees 14 minutes 37 seconds on its southerly side with the preceding course, a distance of 12.58 feet;

THENCE southerly along a line which is perpendicular to the northerly side of 47th Avenue, a distance of 66.71 feet to the northerly side of 47th Avenue;

THENCE easterly along the northerly side of 47th Avenue, a distance of 143.33 feet to the corner formed by the intersection of the northerly side of 47th Avenue with the westerly side of 70th Street, the point or place of BEGINNING.

PARCEL V (Block 2432, Lot 50):

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 northerly side of 47th Avenue, distant 150.12 feet easterly from the corner formed by the intersection of the easterly side of 69th Street and the northerly side of 47th Avenue;

RUNNING THENCE northerly at right angles to the northerly side of 47th Avenue, 24.37 feet;

THENCE northwesterly on a line forming an interior angle of 229 degrees 08 minutes 50 seconds with the preceding course, 153.99 feet;

THENCE westerly at right angles to the easterly side of 69th Street, 33.64 feet to the easterly side of 69th Street at a point therein distant 125.10 feet northerly from the corner formed by the intersection of the easterly side of 69th Street and the northerly side of 47th Avenue;

THENCE northerly along the easterly side of 69th Street, 25.02 feet;

THENCE easterly at right angles to the easterly side of 69th Street, 40.84 feet;

THENCE northwesterly along a line forming an exterior angle of 19 degrees 04 minutes 20 seconds with the preceding course, 43.21 feet to the easterly side of 69th Street;

THENCE northerly along the easterly side of 69th Street, 0.42 of a foot to a point distant 164.65 feet northerly from the aforesaid corner formed by the intersection of the easterly side of 69th Street with the northerly side of 47th Avenue;

THENCE easterly along the third course in the deed from No. 69-02 and 69-08 Queens Boulevard, Inc. to Colonial Beacon Oil Co. recorded in the Queens County Register's Office in Liber 4436 of conveyances page 447 and its prolongation easterly on a line forming an exterior angle of 102 degrees 15 minutes 02 seconds with the easterly side of 69th Street, 234.11 feet to a point;

THENCE easterly on a line forming an interior angle of 202 degrees 42 minutes 39 seconds with the preceding course, 32.55 feet;

THENCE southerly parallel with the westerly line of Madison Street on the Squires Map, 5 feet;

THENCE easterly on a line forming an exterior angle of 90 degrees 43 minutes 10 seconds with the preceding

**SCHEDULE A
DESCRIPTION
(Continued)**

course and parallel with the old line of Bushwick-Newton Turnpike, 21 feet;

THENCE southerly on a line forming an interior angle of 90 degrees 43 minutes 10 seconds with the preceding course, 58.30 feet;

THENCE northwesterly on a line forming an interior angle of 59 degrees 45 minutes 23 seconds with the preceding course, 12.58 feet;

THENCE southerly on a line forming an exterior angle of 70 degrees 56 minutes 10 seconds with the preceding course, 66.71 feet to the northerly side of 47th Avenue;

THENCE westerly along the northerly side of 47th Avenue, 131.69 feet to the point or place of BEGINNING.

PERIMETER DESCRIPTION AS TO ALL LOTS AS SHOWN ON SURVEY MADE BY CONTROL POINT ASSOCIATES DATED 3/20/2019 AND LAST REVISED 3/26/2019:

ALL THAT POINT CERTAIN PLOT 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 SOUTH LINE OF QUEENS BOULEVARD, A 200 FOOT WIDE PUBLIC RIGHT OF WAY, WITH THE EAST LINE OF 69TH STREET, AN 80 FOOT WIDE PUBLIC RIGHT OF WAY;

1. RUNNING THENCE EASTERLY ALONG THE SOUTH LINE OF SAID QUEENS BOULEVARD, EAST 199.62 FEET TO A POINT;
2. THENCE SOUTHERLY ALONG THE DIVIDING LINE WITH LOT 23, HAVING AN INTERIOR ANGLE OF 113 DEGREES - 25 MINUTES - 50 SECONDS WITH THE PREVIOUS COURSE, A DISTANCE OF 41.17 FEET TO A POINT, THENCE CONTINUING ALONG SAID DIVIDING LINE THE FOLLOWING THREE COURSES:
 3. EASTERLY, HAVING AN INTERIOR ANGLE OF 269 DEGREES - 16 MINUTES - 50 SECONDS WITH THE PREVIOUS COURSE, A DISTANCE OF 39.00 FEET TO A POINT;
 4. THENCE SOUTHERLY ALONG SAID DIVIDING LINE, HAVING AN INTERIOR ANGLE OF 90 DEGREES - 43 MINUTES - 10 SECONDS WITH THE PREVIOUS COURSE, A DISTANCE OF 105.00 FEET TO A POINT;
 5. THENCE EASTERLY, HAVING AN INTERIOR ANGLE OF 269 DEGREES - 16 MINUTES - 50 SECONDS WITH THE PREVIOUS COURSE, A DISTANCE OF 21.18 FEET TO A POINT;
 6. THENCE SOUTHERLY ALONG THE DIVIDING LINE WITH LOT 39, HAVING AN INTERIOR ANGLE OF 90 DEGREES - 43 MINUTES - 10 SECONDS WITH THE PREVIOUS COURSE, A DISTANCE OF 15.03 FEET TO A POINT;
 7. THENCE EASTERLY, CONTINUING ALONG SAID DIVIDING LINE, HAVING AN INTERIOR ANGLE OF 269 DEGREES - 06 MINUTES - 50 SECONDS WITH THE PREVIOUS COURSE, A DISTANCE OF 120.10 FEET TO A POINT ON THE WESTERLY LINE OF 70TH STREET (60' WIDE PUBLIC RIGHT OF WAY), THENCE ALONG THE WESTERLY LINE OF 70TH STREET THE FOLLOWING TWO COURSES:

SCHEDULE A
DESCRIPTION
(Continued)

8. SOUTHERLY, HAVING AN INTERIOR ANGLE OF 90 DEGREES - 55 MINUTES - 58 SECONDS WITH THE PREVIOUS COURSE, A DISTANCE OF 62.26 FEET TO A POINT;

9. THENCE SOUTHERLY, HAVING AN INTERIOR ANGLE OF 177 DEGREES - 04 MINUTES - 15 SECONDS WITH THE PREVIOUS COURSE, A DISTANCE OF 66.17 FEET TO A POINT AT THE NORTH WESTERLY INTERSECTION OF 70TH STREET AND 47TH AVENUE (60' WIDE PUBLIC RIGHT OF WAY),

10. WESTERLY ALONG THE NORTHERLY LINE OF 47TH AVENUE, HAVING AN INTERIOR ANGLE OF 81 DEGREES - 42 MINUTES - 10 SECONDS WITH THE PREVIOUS COURSE, A DISTANCE OF 275.21 FEET TO A POINT,

11. THENCE NORTHERLY ALONG THE DIVIDING LINE WITH LOT 1, HAVING AN INTERIOR ANGLE OF 90 - DEGREES - 00 MINUTE - 00 SECONDS, A DISTANCE OF 24.37 FEET TO A POINT, THENCE CONTINUING ALONG THE DIVIDING LINE WITH LOT 1 THE FOLLOWING TWO COURSES;

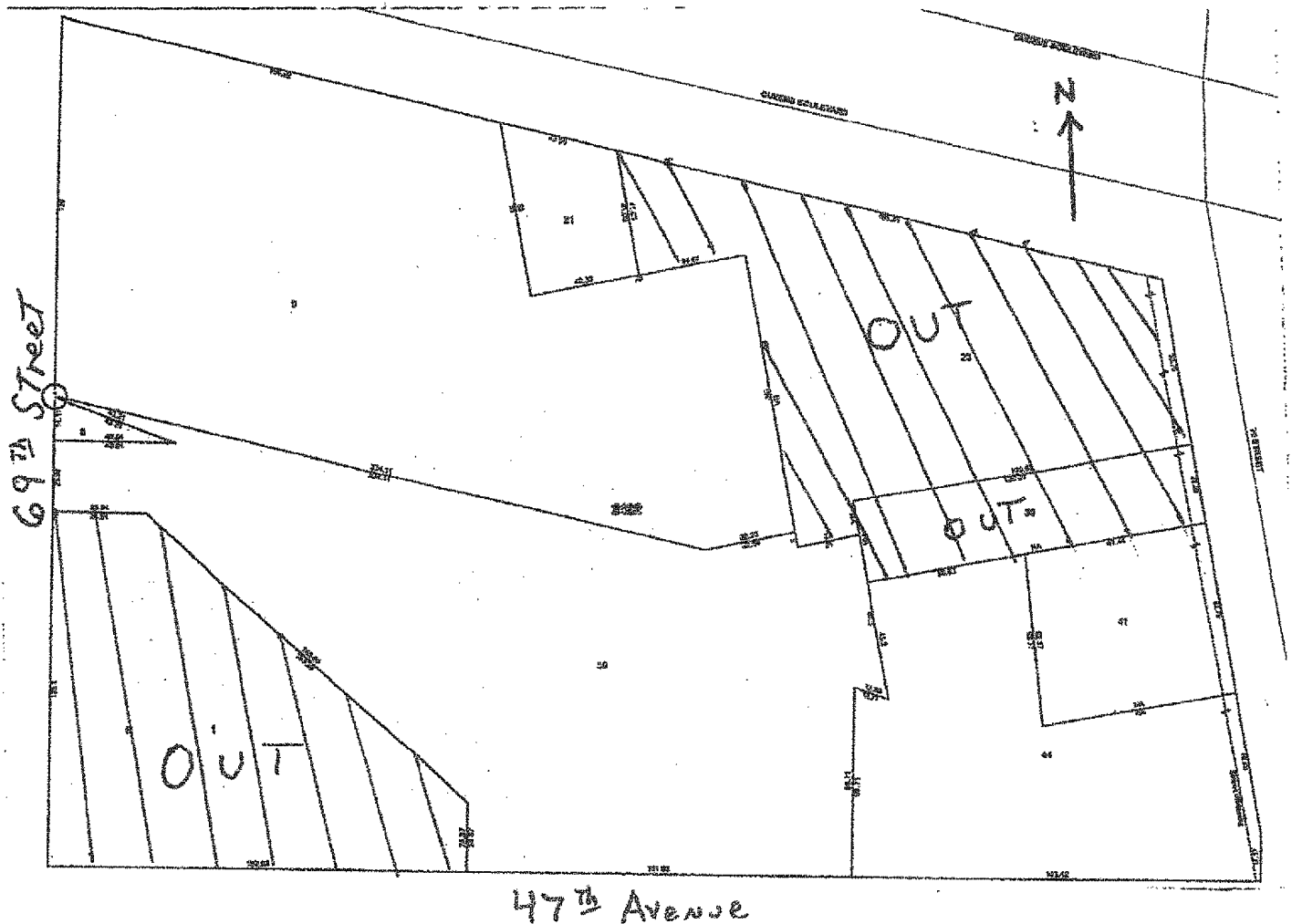
12. NORTHWESTERY, HAVING AN INTERIOR ANGLE OF 228 DEGREES - 08 MINUTES - 50 SECONDS WITH THE PREVIOUS COURSE, A DISTANCE OF 153.99 FEET TO A POINT, THENCE;

13. WESTERLY, HAVING AN INTERIOR ANGLE OF 220 DEGREES - 51 MINUTES - 09 SECONDS WITH THE PREVIOUS COURSE, A DISTANCE OF 33.64 FEET TO A POINT ON THE EASTERLY LINE OF 69TH STREET, THENCE;

14. NORTHERLY ALONG THE EASTERLY LINE OF 69TH STREET, HAVING AN INTERIOR ANGLE OF 90 - DEGREES - 00 MINUTES - 00 SECONDS, A DISTANCE OF 169.55 FEET TO THE POINT AND PLACE OF BEGINNING.

That the said premises are known as and by the street address(es): 69-02 Queens Boulevard, 69-20 Queens Boulevard, 69-23 47th Avenue, 69-39 47th Avenue, 46-15 69th Street & 46-12 70th Street Maspeth, NY, as shown on the following diagram:

BLOCK 2432



NOTE: A Zoning Lot may or may not coincide with a lot as shown on the Official Tax Map of the City of New York or on any recorded subdivision plot or deed. A Zoning Lot may be subdivided into two or more zoning lots provided all the resulting zoning lots and all the buildings thereon shall comply with the applicable provisions of the zoning lot resolution.

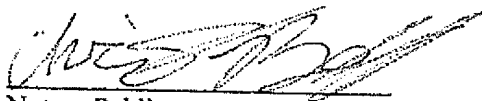
THIS CERTIFICATE IS MADE FOR AND ACCEPTED BY THE APPLICANT UPON
THE EXPRESS UNDERSTANDING THAT LIABILITY HEREINUNDER IS
LIMITED TO THE FEES ACTUALLY PAID HEREUNDER.
IN WITNESS WHEREOF THIS CERTIFICATION IS MADE AS OF THIS
as of 10th DAY OF JANUARY, 2020.

Kensington Vanguard National Land Services of N.Y.

By: 
Christopher Cintron, Manager

State of New York)
) ss.:
County of New York)

On the 7 day of January in the year 2020 before me, the undersigned, personally
appeared Christopher Cintron personally known to me or proved to me on the basis of
satisfactory evidence to be the individual whose name is subscribed to the within
instrument and acknowledged to me that he executed the same in his capacity, and that by
his signature on the instrument, the individual, or the person upon behalf of which the
individual acted, executed the instrument.


Notary Public

CHRISTOPHER J BOCK
NOTARY PUBLIC STATE OF NEW YORK
SUFFOLK COUNTY
LIC. #01B06344955
COMM. EXP. 7-18-2020

Exhibit B2

Waiver and Subordination Agreement

WAIVER, SUBORDINATION AND CONSENT

WAIVER OF RIGHT TO EXECUTE DECLARATION OF LARGE-SCALE GENERAL DEVELOPMENT

CONNECTONE BANK, having an address at 301 Sylvan Avenue, Englewood Cliffs, New Jersey 07632 ("**Lender**"), being a "party in interest", as such term is defined in Section 12-10 (d) of the Zoning Resolution of the City of New York, effective December 15, 1961, as amended (the "**Zoning Resolution**"), with respect to that certain land in the Borough of Queens, identified as Block 2432, Lots 8, 9, 21, 41, 44, and 50 on the Tax Map of the City of New York ("**Mortgaged Parcels**") (as more particularly described in **Schedule A** annexed hereto and made a part hereof):

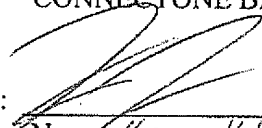
- i. does hereby consent to, and waive its right to execute, that certain Declaration of Large-Scale General Development by 69-02 Queens Blvd Woodside LLC (the "**Declaration**"), declaring that the Mortgaged Parcels are to be improved as a "large-scale general development" pursuant to the requirements of Section 12-10 of the Zoning Resolution (the "**Large-Scale General Development**") for the purposes of and in accordance with the aforementioned Zoning Resolution and shall have the effect therein set forth; and
- ii. does hereby consent to, and waive its right to execute, now or in the future, any additional "Declarations of Large-Scale General Development" or modifications, amendments, additions, replacements, restatements or consolidations of the Declaration (each, a "**Modified Declaration**"), provided that such subdivision, enlargement, and/or Modified Declaration does not reduce or adversely affect Lender's interest in the Mortgaged Parcels.

Notwithstanding the foregoing, the undersigned hereby agrees to execute and deliver from time to time, within fifteen (15) days after request therefor, such further instrument confirming such waivers, consents and subordinations as may be reasonably requested or reasonably required in connection with any Modified Declaration, subject to clause (ii) hereof, or any additional documentation that may be required pursuant to the Zoning Resolution to effectuate the intent of this instrument.

IN WITNESS WHEREOF, the undersigned has executed this instrument as of the 10th day of January, 2020.

Lender:

CONNECTONE BANK

By: 

Name: Kevin Kollar

Title: AVP

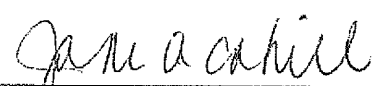
State of New Jersey }

Bergen }

County of Union }

ss.

On the 10th day of JANUARY, in the year 2020 before me, the undersigned, personally appeared Kevin Kollar, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) 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 signatures(s) on the instrument, the individual(s) or the person upon behalf of which the individual(s) acted, executed the instrument.


Notary Public

JANE A. CAHILL
NOTARY PUBLIC OF NEW JERSEY
MY COMMISSION EXPIRES JULY 23, 2024

Schedule A

Description of the Mortgaged Parcel

Old Republic National Title Insurance Company

**SCHEDULE A
DESCRIPTION**

The land referred to in this Certificate

PARCEL I (Block 2432, Lot 8):

ALL that certain plot, piece or parcel of land, thereon erected, 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 easterly side of 69th Street, distant 150.12 feet northerly from the corner formed by the intersection of the easterly side of 69th Street, with the northerly side of 47th Avenue;

RUNNING THENCE easterly at right angles to the easterly side of 69th Street, 40.84 feet;

THENCE westerly on a line forming an angle of 19 degrees 04 minutes 36 seconds (survey) (19 degrees 04 minutes 20 seconds, deed) on its southerly side with the preceding course, a distance of 43.21 feet to the easterly side of 69th Street; and

THENCE southerly along the easterly side of 69th Street, 14.11 feet to the corner, at the point or place of BEGINNING.

PARCEL II (Block 2432, Lot 9):

ALL that certain plot, piece or parcel of land, situate, lying and being in the 2nd Ward of the Borough and County of Queens, City and State of New York, and known and designated on the Tax Map for said Borough as Block 2432, Lot No. 9, bounded and described as follows:

BEGINNING at the corner formed by the intersection of the South line of Queens Boulevard, a 200 foot wide public right of way, with the East line of 69th Street, an 80 foot wide public right of way;

RUNNING THENCE along the south line of said Queens Boulevard, East 156.02 feet to a point;

THENCE leaving the south line of said Queens Boulevard, South 23 degrees 25 minutes 50 seconds East, 58.00 feet to point;

THENCE North 67 degrees 17 minutes 20 seconds East, 79.00 feet to a point;

THENCE South 23 degrees 25 minutes 50 seconds East, 100.00 feet to a point;

THENCE South 67 degrees 17 minutes 20 minutes West, 32.55 feet to a point;

THENCE west in a straight line, 234.11 feet to a point on the east line of said 69th Street, said point being 130.00 feet South of the beginning point when measured along the easterly side of 69th Street;

THENCE along the east line of said 69th Street, North 12 degrees 15 minutes 02 seconds West, 130.00 feet to the point or place of BEGINNING.

PARCEL III (Block 2432, Lot 21):

**SCHEDULE A
DESCRIPTION
(Continued)**

ALL that certain plot, piece or parcel of land, situate, lying and being in the being in the Second Ward of 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 Queens Boulevard, as legally opened and widened, distant 156.02 feet easterly from the corner formed by the intersection of the southerly side of Queens Boulevard, with the easterly side of Fisk Avenue;

RUNNING THENCE southerly on a line making an angle to the east with the southerly side of Queens Boulevard, of 66 degrees, 34 minutes, 10 seconds, a distance of 58 feet, more or less, to Lot # 8 on the Howlett Map hereinafter mentioned, said line being distant 410 feet westerly from lands formerly of Peterson, said distance being according to the Old Standard of Measurements;

THENCE easterly, along a line making an angle of 91 degrees, 3 minutes, a distance of 40 feet;

THENCE northerly parallel with the first described line, about 41.17 feet to the southerly side of Queens Boulevard; and

THENCE westerly along the southerly side of Queens Boulevard, about 43.60 feet to the point or place of BEGINNING.

Said premises being known on the Assessment Map of the City of New York for the Second Ward, as Lot 37 in Block 27, Vol. 8 and being all of Lot 9 on a certain map entitled, "Map of Property at Winfield, in the Second Ward of the Borough of Queens, in the City of New York, belonging to A.A. Howlett, made by Cornelius Hyatt Surveyor", and filed in the Queens County Clerk's Office remaining after the opening and widening of Queens Boulevard, and after omitting the Easterly 4 inches thereof, the foregoing dimensions being taken from the corrected Damage Map or the opening of Queens Boulevard.

PARCEL IV (Block 2432, Lots 41 and 44):

AS TO LOT 41

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 westerly side of 70th street, distant 66.73 feet (deed) 65.66 feet (actual) northerly from the corner formed by the intersection of the northerly side of 47th Avenue and the westerly side of 70th Street;

RUNNING THENCE westerly on a line forming an interior angle of 69 degrees 16 minutes 48 seconds with the westerly side of 70th street, a distance of 66.09 feet (deed) 66.08 feet (actual);

THENCE northerly along a line forming an interior angle of 86 degrees 26 minutes 30 seconds with the last mentioned course, a distance of 62.37 feet;

THENCE easterly along a line forming an interior angle of 93 degrees 33 minutes 30 seconds with the last mentioned course, a distance of 61.44 feet to the westerly side of 70th street, a point distant 62.25 feet (deed) 62.33 feet (actual) northerly from the point of beginning;

THENCE southerly along the westerly side of 70th street 62.25 feet (deed) 62.33 date (actual) to the point or

SCHEDULE A
DESCRIPTION
(Continued)

place of BEGINNING.

AS TO LOT 44

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 westerly side of 70th Street, with the northerly line of 47th Avenue;

RUNNING THENCE westerly along the northerly side of 47th Avenue, 143.33 feet deed, 140.66 actual;

THENCE northerly at right angles to 47th Avenue, 66.71 feet;

THENCE southeasterly on a line which forms an interior plot angle of 70 degrees 56 minutes 10 seconds with the preceding course 12.58 feet;

THENCE northerly on a line which forms an interior plot angle of 300 degrees 14 minutes 37 seconds with the preceding course, 43.30 feet;

THENCE easterly on a line which forms an interior plot angle of 89 degrees 6 minutes 50 seconds with the preceding course, 58.56 feet;

THENCE southerly on a line which forms an interior plot angle of 86 degrees 26 minutes 30 seconds with the preceding course, 62.37 feet;

THENCE easterly on a line which forms an interior plot angle of 273 degrees 33 minutes 30 seconds with the preceding course, 66.08 feet (deed) 60.42 feet (actual) to the westerly side of 70th street;

THENCE southerly along the westerly side of 70th street, 66.73 feet (deed) 65.66 feet (actual) to the corner, the point or place of BEGINNING.

PERIMETER DESCRIPTION OF LOTS 41 and 44

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 being bounded and described as follows:

BEGINNING at the corner formed by the intersection of the northerly side of 47th Avenue with the westerly side of 70th Street;

RUNNING THENCE northerly along the westerly side of 70th Street, a distance of 66.17 feet to an angle point;

THENCE continuing along the westerly side of 70th Street, a distance of 62.26 feet;

THENCE westerly along a line forming an angle of 90 degrees 55 minutes 58 seconds on its southerly side with the preceding course, a distance of 120.10 feet;

THENCE southerly along a line forming an angle of 89 degrees 06 minutes 50 seconds on its easterly side with the preceding course, a distance of 43.30 feet;

SCHEDULE A
DESCRIPTION
(Continued)

THENCE northwesterly along a line forming an angle of 300 degrees 14 minutes 37 seconds on its southerly side with the preceding course, a distance of 12.58 feet;

THENCE southerly along a line which is perpendicular to the northerly side of 47th Avenue, a distance of 66.71 feet to the northerly side of 47th Avenue;

THENCE easterly along the northerly side of 47th Avenue, a distance of 143.33 feet to the corner formed by the intersection of the northerly side of 47th Avenue with the westerly side of 70th Street, the point or place of BEGINNING.

PARCEL V (Block 2432, Lot 50):

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 northerly side of 47th Avenue, distant 150.12 feet easterly from the corner formed by the intersection of the easterly side of 69th Street and the northerly side of 47th Avenue;

RUNNING THENCE northerly at right angles to the northerly side of 47th Avenue, 24.37 feet;

THENCE northwesterly on a line forming an interior angle of 229 degrees 08 minutes 50 seconds with the preceding course, 153.99 feet;

THENCE westerly at right angles to the easterly side of 69th Street, 33.64 feet to the easterly side of 69th Street at a point therein distant 125.10 feet northerly from the corner formed by the intersection of the easterly side of 69th Street and the northerly side of 47th Avenue;

THENCE northerly along the easterly side of 69th Street, 25.02 feet;

THENCE easterly at right angles to the easterly side of 69th Street, 40.84 feet;

THENCE northwesterly along a line forming an exterior angle of 19 degrees 04 minutes 20 seconds with the preceding course, 43.21 feet to the easterly side of 69th Street;

THENCE northerly along the easterly side of 69th Street, 0.42 of a foot to a point distant 164.65 feet northerly from the aforesaid corner formed by the intersection of the easterly side of 69th Street with the northerly side of 47th Avenue;

THENCE easterly along the third course in the deed from No. 69-02 and 69-08 Queens Boulevard, Inc. to Colonial Beacon Oil Co. recorded in the Queens County Register's Office in Liber 4436 of conveyances page 447 and its prolongation easterly on a line forming an exterior angle of 102 degrees 15 minutes 02 seconds with the easterly side of 69th Street, 234.11 feet to a point;

THENCE easterly on a line forming an interior angle of 202 degrees 42 minutes 39 seconds with the preceding course, 32.55 feet;

THENCE southerly parallel with the westerly line of Madison Street on the Squires Map, 5 feet;

THENCE easterly on a line forming an exterior angle of 90 degrees 43 minutes 10 seconds with the preceding

**SCHEDULE A
DESCRIPTION
(Continued)**

course and parallel with the old line of Bushwick-Newton Turnpike, 21 feet;

THENCE southerly on a line forming an interior angle of 90 degrees 43 minutes 10 seconds with the preceding course, 58.30 feet;

THENCE northwesterly on a line forming an interior angle of 59 degrees 45 minutes 23 seconds with the preceding course, 12.58 feet;

THENCE southerly on a line forming an exterior angle of 70 degrees 56 minutes 10 seconds with the preceding course, 66.71 feet to the northerly side of 47th Avenue;

THENCE westerly along the northerly side of 47th Avenue, 131.69 feet to the point or place of BEGINNING.

PERIMETER DESCRIPTION AS TO ALL LOTS AS SHOWN ON SURVEY MADE BY CONTROL POINT ASSOCIATES DATED 3/20/2019 AND LAST REVISED 3/26/2019:

ALL THAT POINT CERTAIN PLOT 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 SOUTH LINE OF QUEENS BOULEVARD, A 200 FOOT WIDE PUBLIC RIGHT OF WAY, WITH THE EAST LINE OF 69TH STREET, AN 80 FOOT WIDE PUBLIC RIGHT OF WAY;

1. RUNNING THENCE EASTERLY ALONG THE SOUTH LINE OF SAID QUEENS BOULEVARD, EAST 199.62 FEET TO A POINT;

2. THENCE SOUTHERLY ALONG THE DIVIDING LINE WITH LOT 23, HAVING AN INTERIOR ANGLE OF 113 DEGREES - 25 MINUTES - 50 SECONDS WITH THE PREVIOUS COURSE, A DISTANCE OF 41.17 FEET TO A POINT, THENCE CONTINUING ALONG SAID DIVIDING LINE THE FOLLOWING THREE COURSES:

3. EASTERLY, HAVING AN INTERIOR ANGLE OF 269 DEGREES - 16 MINUTES - 50 SECONDS WITH THE PREVIOUS COURSE, A DISTANCE OF 39.00 FEET TO A POINT;

4. THENCE SOUTHERLY ALONG SAID DIVIDING LINE, HAVING AN INTERIOR ANGLE OF 90 DEGREES - 43 MINUTES - 10 SECONDS WITH THE PREVIOUS COURSE, A DISTANCE OF 105.00 FEET TO A POINT;

5. THENCE EASTERLY, HAVING AN INTERIOR ANGLE OF 269 DEGREES - 16 MINUTES - 50 SECONDS WITH THE PREVIOUS COURSE, A DISTANCE OF 21.18 FEET TO A POINT;

6. THENCE SOUTHERLY ALONG THE DIVIDING LINE WITH LOT 39, HAVING AN INTERIOR ANGLE OF 90 DEGREES - 43 MINUTES - 10 SECONDS WITH THE PREVIOUS COURSE, A DISTANCE OF 15.03 FEET TO A POINT;

7. THENCE EASTERLY, CONTINUING ALONG SAID DIVIDING LINE, HAVING AN INTERIOR ANGLE OF 269 DEGREES - 06 MINUTES - 50 SECONDS WITH THE PREVIOUS COURSE, A DISTANCE OF 120.10 FEET TO A POINT ON THE WESTERLY LINE OF 70TH STREET (60' WIDE PUBLIC RIGHT OF WAY), THENCE ALONG THE WESTERLY LINE OF 70TH STREET THE FOLLOWING TWO COURSES:

SCHEDULE A
DESCRIPTION
(Continued)

8. SOUTHERLY, HAVING AN INTERIOR ANGLE OF 90 DEGREES - 55 MINUTES - 58 SECONDS WITH THE PREVIOUS COURSE, A DISTANCE OF 62.26 FEET TO A POINT;

9. THENCE SOUTHERLY, HAVING AN INTERIOR ANGLE OF 177 DEGREES - 04 MINUTES - 15 SECONDS WITH THE PREVIOUS COURSE, A DISTANCE OF 66.17 FEET TO A POINT AT THE NORTH WESTERLY INTERSECTION OF 70TH STREET AND 47TH AVENUE (60' WIDE PUBLIC RIGHT OF WAY),

10. WESTERLY ALONG THE NORTHERLY LINE OF 47TH AVENUE, HAVING AN INTERIOR ANGLE OF 81 DEGREES - 42 MINUTES - 10 SECONDS WITH THE PREVIOUS COURSE, A DISTANCE OF 275.21 FEET TO A POINT,

11. THENCE NORTHERLY ALONG THE DIVIDING LINE WITH LOT 1, HAVING AN INTERIOR ANGLE OF 90 - DEGREES - 00 MINUTE - 00 SECONDS, A DISTANCE OF 24.37 FEET TO A POINT, THENCE CONTINUING ALONG THE DIVIDING LINE WITH LOT 1 THE FOLLOWING TWO COURSES;

12. NORTHWESTERY, HAVING AN INTERIOR ANGLE OF 229 DEGREES - 08 MINUTES - 50 SECONDS WITH THE PREVIOUS COURSE, A DISTANCE OF 153.99 FEET TO A POINT, THENCE;

13. WESTERLY, HAVING AN INTERIOR ANGLE OF 220 DEGREES - 51 MINUTES - 09 SECONDS WITH THE PREVIOUS COURSE, A DISTANCE OF 33.64 FEET TO A POINT ON THE EASTERLY LINE OF 69TH STREET, THENCE;

14. NORTHERLY ALONG THE EASTERLY LINE OF 69TH STREET, HAVING AN INTERIOR ANGLE OF 90 - DEGREES - 00 MINUTES - 00 SECONDS, A DISTANCE OF 169.55 FEET TO THE POINT AND PLACE OF BEGINNING.

Exhibit C

Plans

Exhibit C

Plans

SEE 9 SECTIONS ATTACHED

SECTION 2 of 9
10-10-2019

Queens, NY
Project Number: 1801.10
DOB Number:

SECTION 5 of 9
10-10-2019



DRAWING PACKAGE: (30 X 42)

0171603594-00	SURVEY	
2-26.00	ZONING ANALYSIS	
2-30.00	ZONING LOT SITE PLAN	
2-31.00	ENLARGED ZONING LOT	
2-39.00	CELLAR PLAN	
2-40.00	GROUND FLOOR PLAN	
2-41.00	SECOND FLOOR PLAN	
2-42.00	THIRD FLOOR PLAN	
2-43.00	FOURTH FLOOR PLAN	

SECTION 9 of 9

[illegible]

WAVES SECTIONS - WEST TOWER (Illustrative)	52-52.00
WAVES SECTIONS - WEST TOWER (Illustrative)	53-53.00
WAVES SECTIONS - EAST TOWER (Illustrative)	54-54.00
WAVES SECTIONS - EAST TOWER (Illustrative)	55-55.00
WAVES SECTIONS - OVERALL (Illustrative)	56-56.00
WAVES SECTIONS - OVERALL (Illustrative)	57-57.00
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WAVES SECTIONS - WEST TOWER (Illustrative)	98-98.00
WAVES SECTIONS - WEST TOWER (Illustrative)	99-99.00
WAVES SECTIONS - WEST TOWER (Illustrative)	100-100.00

COVER SHEET &
DRAWING LIST

Book Reviews

G-01

100 200 300 400 500 600 700 800 900 1000 1100 1200 1300 1400 1500 1600 1700 1800 1900 2000 2100 2200 2300 2400 2500 2600 2700 2800 2900 3000 3100 3200 3300 3400 3500 3600 3700 3800 3900 4000 4100 4200 4300 4400 4500 4600 4700 4800 4900 5000 5100 5200 5300 5400 5500 5600 5700 5800 5900 6000 6100 6200 6300 6400 6500 6600 6700 6800 6900 7000 7100 7200 7300 7400 7500 7600 7700 7800 7900 8000 8100 8200 8300 8400 8500 8600 8700 8800 8900 9000 9100 9200 9300 9400 9500 9600 9700 9800 9900 10000 10100 10200 10300 10400 10500 10600 10700 10800 10900 11000 11100 11200 11300 11400 11500 11600 11700 11800 11900 12000 12100 12200 12300 12400 12500 12600 12700 12800 12900 13000 13100 13200 13300 13400 13500 13600 13700 13800 13900 14000 14100 14200 14300 14400 14500 14600 14700 14800 14900 15000 15100 15200 15300 15400 15500 15600 15700 15800 15900 16000 16100 16200 16300 16400 16500 16600 16700 16800 16900 17000 17100 17200 17300 17400 17500 17600 17700 17800 17900 18000 18100 18200 18300 18400 18500 18600 18700 18800 18900 19000 19100 19200 19300 19400 19500 19600 19700 19800 19900 20000 20100 20200 20300 20400 20500 20600 20700 20800 20900 21000 21100 21200 21300 21400 21500 21600 21700 21800 21900 22000 22100 22200 22300 22400 22500 22600 22700 22800 22900 23000 23100 23200 23300 23400 23500 23600 23700 23800 23900 24000 24100 24200 24300 24400 24500 24600 24700 24800 24900 25000 25100 25200 25300 25400 25500 25600 25700 25800 25900 26000 26100 26200 26300 26400 26500 26600 26700 26800 26900 27000 27100 27200 27300 27400 27500 27600 27700 27800 27900 28000 28100 28200 28300 28400 28500 28600 28700 28800 28900 29000 29100 29200 29300 29400 29500 29600 29700 29800 29900 30000 30100 30200 30300 30400 30500 30600 30700 30800 30900 31000 31100 31200 31300 31400 31500 31600 31700 31800 31900 32000 32100 32200 32300 32400 32500 32600 32700 32800 32900 33000 33100 33200 33300 33400 33500 33600 33700 33800 33900 34000 34100 34200 34300 34400 34500 34600 34700 34800 34900 35000 35100 35200 35300 35400 35500 35600 35700 35800 35900 36000 36100 36200 36300 36400 36500 36600 36700 36800 36900 37000 37100 37200 37300 37400 37500 37600 37700 37800 37900 38000 38100 38200 38300 38400 38500 38600 38700 38800 38900 39000 39100 39200 39300 39400 39500 39600 39700 39800 39900 40000 40100 40200 40300 40400 40500 40600 40700 40800 40900 41000 41100 41200 41300 41400 41500 41600 41700 41800 41900 42000 42100 42200 42300 42400 42500 42600 42700 42800 42900 43000 43100 43200 43300 43400 43500 43600 43700 43800 43900 44000 44100 44200 44300 44400 44500 44600 44700 44800 44900 45000 45100 45200 45300 45400 45500 45600 45700 45800 45900 46000 46100 46200 46300 46400 46500 46600 46700 46800 46900 47000 47100 47200 47300 47400 47500 47600 47700 47800 47900 48000 48100 48200 48300 48400 48500 48600 48700 48800 48900 49000 49100 49200 49300 49400 49500 49600 49700 49800 49900 50000 50100 50200 50300 50400 50500 50600 50700 50800 50900 51000 51100 51200 51300 51400 51500 51600 51700 51800 51900 52000 52100 52200 52300 52400 52500 52600 52700 52800 52900 53000 53100 53200 53300 53400 53500 53600 53700 53800 53900 54000 54100 54200 54300 54400 54500 54600 54700 54800 54900 55000 55100 55200 55300 55400 55500 55600 55700 55800 55900 56000 56100 56200 56300 56400 56500 56600 56700 56800 56900 57000 57100 57200 57300 57400 57500 57600 57700 57800 57900 58000 58100 58200 58300 58400 58500 58600 58700 58800 58900 59000 59100 59200 59300 59400 59500 59600 59700 59800 59900 60000 60100 60200 60300 60400 60500 60600 60700 60800 60900 61000 61100 61200 61300 61400 61500 61600 61700 61800 61900 62000 62100 62200 62300 62400 62500 62600 62700 62800 62900 63000 63100 63200 63300 63400 63500 63600 63700 63800 63900 64000 64100 64200 64300 64400 64500 64600 64700 64800 64900 65000 65100 65200 65300 65400 65500 65600 65700 65800 65900 66000 66100 66200 66300 66400 66500 66600 66700 66800 66900 67000 67100 67200 67300 67400 67500 67600 67700 67800 67900 68000 68100 68200 68300 68400 68500 68600 68700 68800 68900 69000 69100 69200 69300 69400 69500 69600 69700 69800 69900 70000 70

1000

69-02 QUEENS BOULEVARD
Queens, NY

Project Number: 1801.10
DOB Number:

OWNER

QB DEVELOPMENT OWNER LLC
520 Madison Avenue, Suite 3501
New York, NY 10022

ARCHITECT

AKM ARCHITECTS LLP
148 WEST 24TH STREET
NEW YORK, NY 10011
212.808.0000

LANDSCAPE ARCHITECT

LANGAN
300 KIMBALL DRIVE, 4TH FLOOR
PARSIPPANY, NJ 07054-2172
973.560.4901

MEP-F ENGINEER

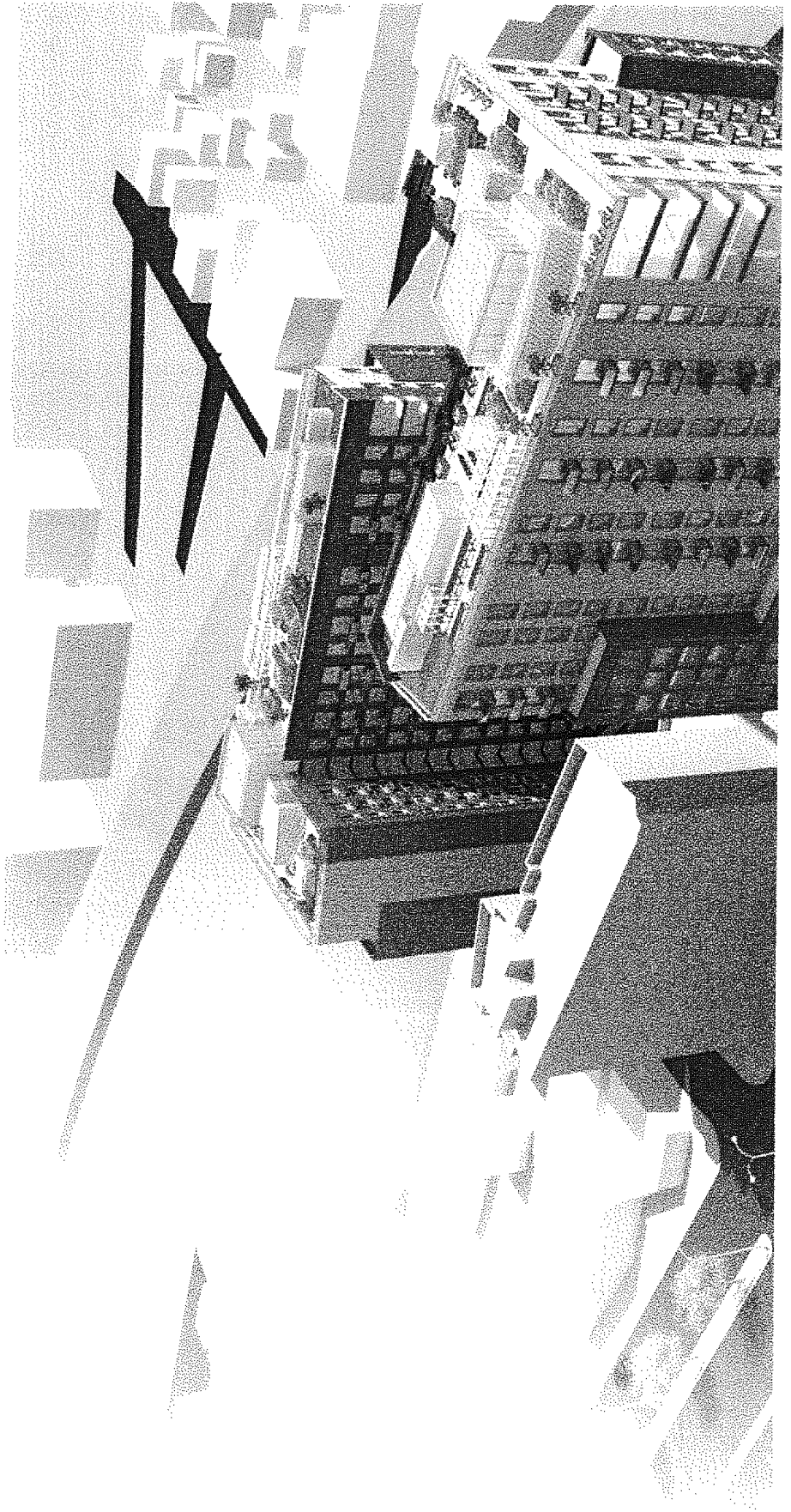
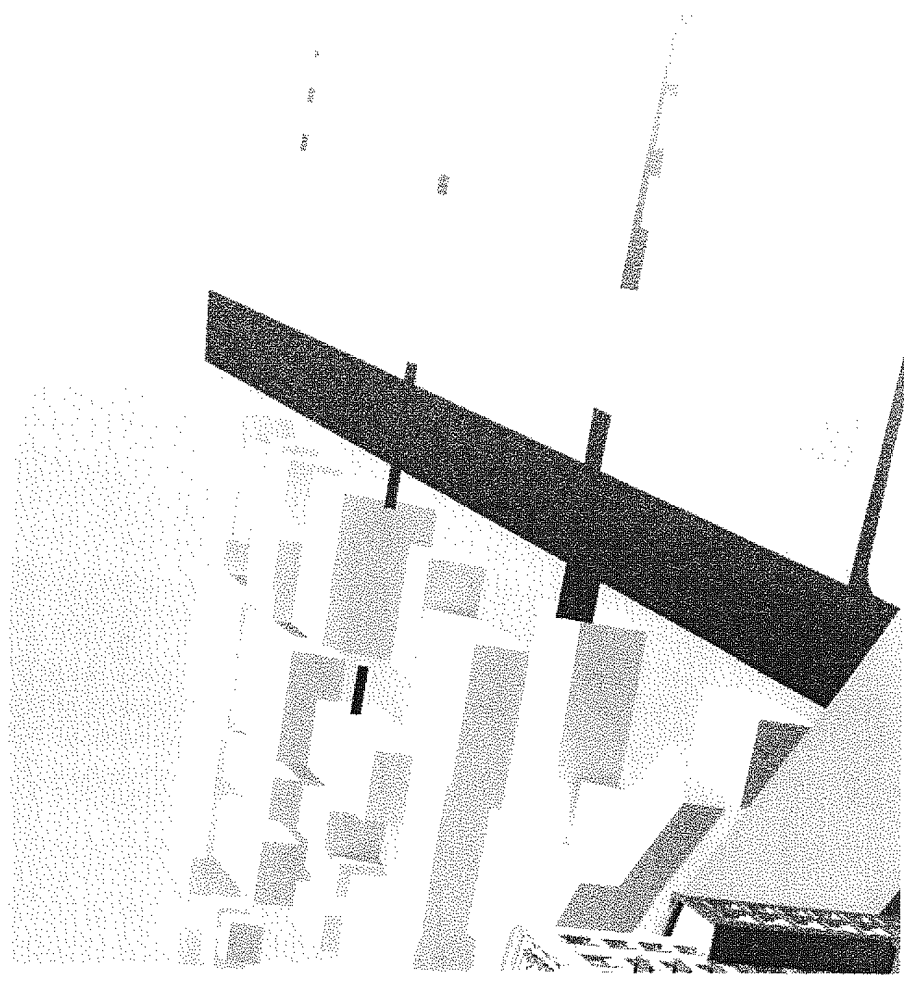


EXHIBIT C
SECTIONS 2 OF 9
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DOB BScan Sticker

DOB Stamp/ Signature

NOT FOR CONSTRUCTION



MEP-F ENGINEER

MG ENGINEERING D.P.C.

116 West 32nd Street
New York, NY 10001
212.643.9055

STRUCTURAL ENGINEER

MCNAMARA SALVIA ENGINEERING

45 West 45th Street, 10th Floor
New York, NY 10036
212.246.9800

69-02 QUEENS BOULEVARD

DRAWING PACKAGE: (30 X 42)

G-01.00	COVER SHEET & DRAWING LIST
01-150394-00	SURVEY
Z-20.00	ZONING ANALYSIS
Z-30.00	ZONING LOT SITE PLAN
Z-31.00	ENLARGED ZONING LOT SITE PLAN
Z-39.00	CELLAR PLAN
Z-40.00	GROUND FLOOR PLAN
Z-41.00	SECOND FLOOR PLAN
Z-42.00	THIRD FLOOR PLAN
Z-43.00	FOURTH FLOOR PLAN

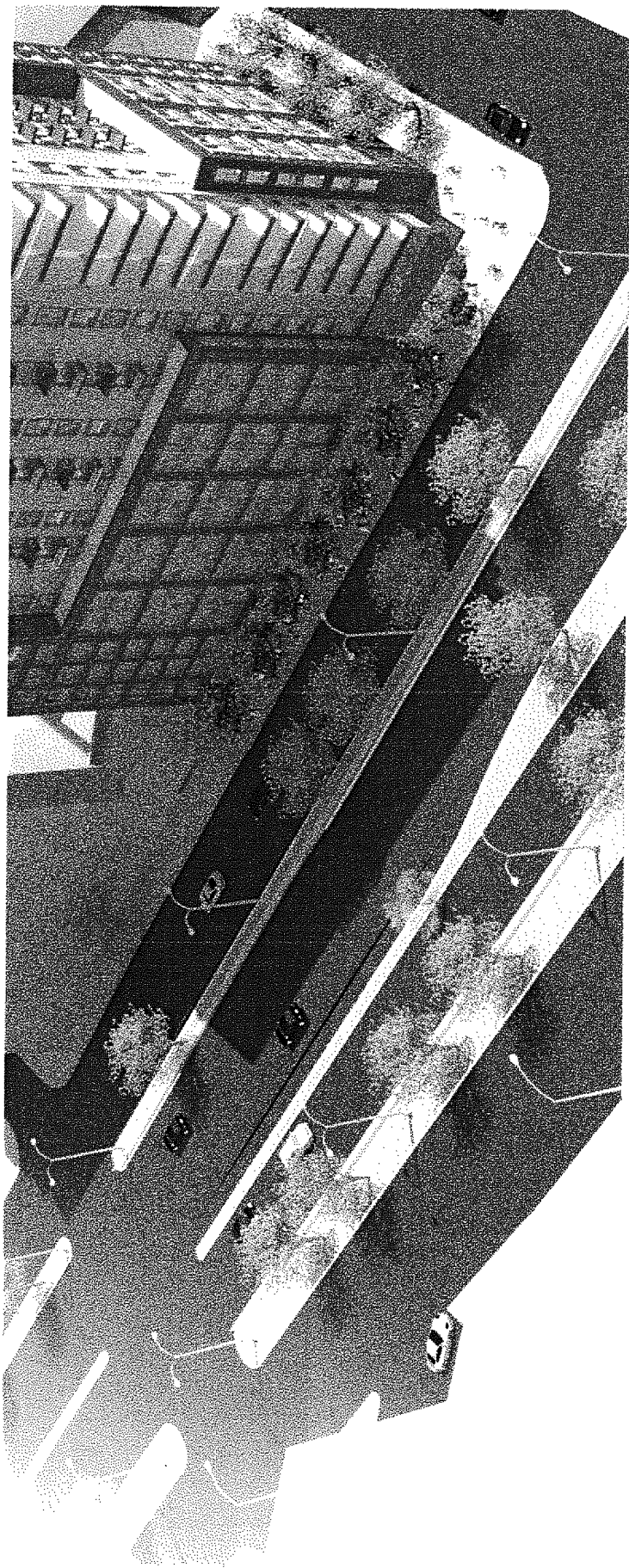


EXHIBIT C
SECTIONS 5 OF 9
10-10-2019

OCT 10 2019 ULURP MINOR MODIFICATION

Rev Date	Description
AKM ARCHITECTS LLP ARCHITECTS 148 WEST 24TH STREET NEW YORK NY 10011	212 808-0000
MC ENGINEERING D.P.C. MECHANICAL ENGINEERS	(212)-643-9055
MCMAMARA - SALVIA STRUCTURAL ENGINEERS	(212)-246-9800
LANCAN LANDSCAPE CONSULTANTS	(212)-479-5400

Owner

OB DEVELOPMENT OWNER LLC
520 MADISON AVENUE SUITE 3501 NEW YORK NY 10022

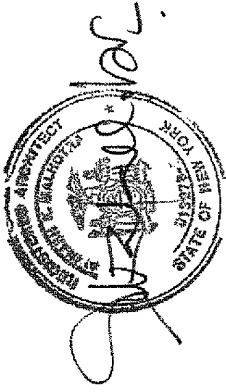
Seal & Signature



Z-42.00	THIRD FLOOR PLAN
Z-43.00	FOURTH FLOOR PLAN
Z-44.00	TYPICAL PLAN
Z-50.00	WAIVER PLAN - ROOF PLAN
Z-51.00	LOT COVERAGE PLAN
Z-52.00	REQUIRED YARDS PLAN
Z-60.00	WAIVER SECTIONS - WEST TOWER (illustrating locations of waivers in se
Z-61.00	WAIVER SECTIONS - WEST TOWER (illustrating locations of waivers in se
Z-62.00	WAIVER SECTIONS - WEST TOWER (illustrating locations of waivers in se
Z-63.00	WAIVER SECTIONS - EAST TOWER (illustrating locations of waivers in se
Z-64.00	WAIVER SECTIONS - EAST TOWER (illustrating locations of waivers in se
Z-65.00	WAIVER SECTIONS - OVERALL (illustrating locations of waivers in section
Z-66.00	WAIVER SECTIONS - OVERALL (illustrating locations of waivers in section
Z-67.00	WAIVER SECTIONS - WEST TOWER (illustrating locations of waivers in se
Z-70.00	ILLUSTRATIVE ELEVATIONS
Z-71.00	ILLUSTRATIVE ELEVATIONS
Z-72.00	ILLUSTRATIVE ELEVATIONS
Z-73.00	ILLUSTRATIVE ELEVATIONS
Z-74.00	ILLUSTRATIVE ELEVATIONS
Z-80.00	NEIGHBORHOOD CHARACTER DIAGRAM
Z-81.00	NEIGHBORHOOD CHARACTER DIAGRAM
Z-100.00	LANDSCAPE PLAN
Z-101.00	LANDSCAPE WALKWAY PLAN
Z-102.00	LANDSCAPE TERRACE PLAN

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Seal & Signature



PROJECT:

69-02 QUEENS
BOULEVARD
QUEENS NEW YORK CITY

COVER SHEET &
DRAWING LIST

Date

Scale

Project Number

Drawing Number

G-01

CAD File Number

Page

01

10/25/2018

EXHIBIT C
SECTIONS 9 OF 9
10-10-2019

SEE 9 SECTIONS ATTACHED

[illegible]

Zoning Analysis

ZR	Item / Descr
	ZONING DISTRICT
12-10	Large Scale General Dev
22-10	USE
22-13	
32-10	
32-421	LOCATION OF USES
35-21	FAR
23-154(d)(2)	Residential
33-121	Community Facility
33-121	Commercial
	Total
	FLOOR AREA
	Residential
	Community Facility
	Commercial
	Total
	DENSITY - Dwelling Uni
23-22	Max Density = Permitted
	LOT COVERAGE
23-153	Corner
23-153	Through and Interior (port
23-10 35-50	VABRS

EXHIBIT C
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11-20-2019

9/27/2019

/ Description	Permitted / Required	Proposed	Compliance / Lack of Compliance & Notes
	R7X / C2-3	R7X / C2-3	
General Development	Min 1.5 acres	1.651 acres in a Commercial district	Complies
	1 through 9 & 14	UG 2 - Residential UG 3A - School UG 6A - Retail	Complies Complies Complies
USES	Commercial limited to lower two stories.	UG 6 on first and cellar level.	Complies
	6.00		Complies
	5.00	4.78	Complies
	2.00	0.99	Complies
	6.00	0.12	Complies
		5.89	Complies
	431,406	343,669.78	Complies
	359,505	70,864.38	Complies
	143,802	8,929.97	Complies
	431,406	423,464.13	Complies
Selling Units			
Permitted R ZFA / 680	71,901 x 6.0 = 431,406 / 680 = 634 dwelling units	505 Dwelling Units Total (includes 152 Income Restricted, 353 Market Rate)	Complies
SE			
	Maximum 100%	85% and 85% - See Dwg Z-51	Complies
erior (portions combined)	Maximum 70%	39% - See Dwg Z-51	Complies

ZONING

Address
Borough
Block and Lot
Zoning District
Zoning Map
Queens Comm
Outside Manh
Wide Streets
Narrow Street
Frontage - Tot
on Queens Bl
on 70th Street
on 47th Avenue
on 69th Street
Lot Type
Zoning lot Area

ACTIONS

1. Zoning Map to an R7X
2. Zoning Text:
3. Large Scale to modify l
. Allow the l

Zoning Analysis Chart 69-02 Queens Boulevard

ZONING SITE DATA		Notes
Address	69-02 Queens Boulevard Woodside, NY 11377	
Neighborhood	Queens	
Block and Lot	Block 2432, Lots 9, 21, 41, 44, 50, 8	
Zoning District	R7X / C2-3	
Zoning Map	9d	
Queens Community Board	2	
Outside Manhattan Core	Yes	
Side Streets	Queens Boulevard, 69th Street	
Arrow Streets	47th Avenue, 70th Street	
Frontage - Total Street Frontage	772.82	
on Queens Blvd	199.62	
on 70th Street	128.44	
on 47th Avenue	275.21	
on 69th Street	169.55	
Lot Type	Corner, Through, and Interior lot portions	
Zoning lot Area (sf)	71,901	

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DOB Stamp/ Signature

NOT FOR CONSTRUCTION

EXHIBIT C
SECTIONS 3 OF 9
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ACTIONS NECESSARY TO FACILITATE DEVELOPMENT

- Zoning Map Amendment to change the zoning of a portion of Block 2432 from an M1-1 zoning district to an R7X zoning district with a C2-3 overlay.
- Zoning Text Amendment to Appendix F to establish a Mandatory Inclusionary Housing ("MIH") designated area (Option 2)
- Large Scale General Development Special Permit pursuant to the Zoning Resolution (ZR) Section 74-743 to modify the applicable height and setback and yard regulations.
- Allow the building to exceed the maximum height of 140 ft and 14 stories.

23-153	Through and Interior (port)
23-40, 35-50	YARDS
23-44(b)(5)(ii) & 33-23	Permitted Obstructions ir
35-51	Front Yard
23-462, 35-52	Side Yard
23-47, 35-53	Rear Yards Interior Lots
23-533, 35-53	Rear Yards Equivalent on
23-541, 35-53	Rear Yards within 100' of
	HEIGHT AND SETBACK
35-22, 35,65, 35-654, 23-664, Table 1	Minimum Base Height
35-22, 35,65, 35-654, 23-664, Table 1	Maximum Base Height
35-22, 35,65, 35-654, 23-664, Table 1	Maximum Building Height with non-qualifying ground
35-22, 35,65, 35-654, 23-664, Table 1	Maximum Number of Stoi
35-22, 35,65, 35-652, 23-662(c)(1)	Setback at Max Base Ht
35-22, 35,65, 35-652, 23-662(c)(1), 23-662(c)(2)	Setback at Max Base Ht
35-651	Streetwall Location
35-651(a)(1), 35-651(a)(3)	Streetwall location. For z bounded by more than on these streetwall locations

to comply with
Allow the

ZONING FI
USE
WEST BLDG
EAST BLDG
TOTAL

BASE PLA
POINT
WEST BLDG
A
B
C

EAST BLDG
D
E
F

BLDG
WEST BLDG
EAST BLDG
TOTAL

We:

EXHIBIT C
SECTIONS 5 OF 9
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erior (portions combined)	Maximum 70%	39% - See Dwg Z-51	Complies
uctions in Rear Yards	Parking structure up to 15' high (Residential) Parking structure up to 23' high (Commercial)	Parking Structure 21' - 8" high	Complies
rior Lots	None required None required or 8' minimum 30' Residential, 20' Commercial. Residential rear yard starts as lowest story used for dwelling units where windows of such units face onto such rear yard	None Provided None Provided 30'	Complies Complies Complies
ivalent on Through Lots	60' within 10 feet of centerline. Residential rear yard starts as lowest story used for dwelling units where windows of such units face onto such rear yard	60' at midpoint	Complies
in 100' of a corner.	None required	None Provided	Complies
ETBACK			
Height	60' minimum	West Bldg: Base 105'-0", Dormer 137'-10" / East Bldg: Base 105'-0", Dormer 127'-0"	Complies
Height	105' maximum	West Bldg: Base 105'-0", Dormer 137'-10" / East Bldg: Base 105'-0", Dormer 127'-0"	Complies
ing Height for buildings ing ground floors	140'	West Bldg 161'-6", East Bldg 140'-0"	Does not comply - modification pursuant to ZR 74-743
ber of Stories	14 stories	West Bldg 15 stories, East Bldg 12 stories	Does not comply - modification pursuant to ZR 74-743
: Base Ht - Wide St	10'	10'. See drawing Z-50	Complies
: Base Ht - Narrow St	15'. May be reduced by 1 foot for every 1 foot that street wall is located beyond the street line up to 8 feet.	10' (with 5' reduction). See drawing Z-50	Complies
ation			
ion. For zoning lots re than one street line, l locations apply along	At least 70% of aggregate length shall be within 8 ft of the street line and extend to the minimum base height.	Apply streetwall location provisions along one street, Queens Boulevard, where 146'-9" (73%) of the streetwall is at the street line and	Complies

- to modify the applicable height and setback and yard regulations.
- Allow the building to exceed the maximum height of 140 ft and 14 stories.

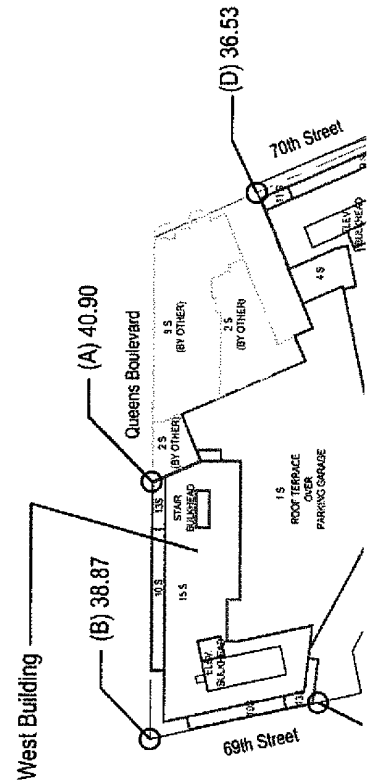
EXHIBIT C
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ZONING FLOOR AREA				
USE	RESIDENTIAL	RETAIL	SCHOOL	TOTAL
WEST BLDG	207,937.70	8,929.97	-	216,867.67
EAST BLDG	135,732.08	-	70,864.38	206,596.46
TOTAL	343,669.78	8,929.97	70,864.38	423,464.13

BASE PLANE CALCULATIONS

UNIT	GRADE			
		WEST BLDG	LOT COVER	WEIGHTED AVERAGE
WEST BLDG				
A	40.90			
B	38.87			
C	34.99	$= (A+B+C) / 3$	45.8%	17.52
EAST BLDG				
D	36.53			
E	29.92			
F	31.24	$= (D+E+F) / 3$	54.2%	17.65
		TOTAL: 35.17		

BLDG	LOT COVERAGE	LOT COVER PERCENT
WEST BLDG	16,769.96	23.32%
EAST BLDG	19,824.90	27.57%
TOTAL	36,594.86	50.90%



NOV 20 2019 REVISION
OCT 10 2019 ULURP MINOR MODIFICATION

Rev Date Description

AKM ARCHITECTS LLP
ARCHITECTS
148 WEST 24TH STREET NEW YORK NY 10011
212 808-0000

MG ENGINEERING D.P.C.
MECHANICAL ENGINEERS
(212) 643-9055

McNAMARA - SALVIA
STRUCTURAL ENGINEERS
(212) 246-9800

LANGAN
LANDSCAPE CONSULTANTS
(212) 479-5400

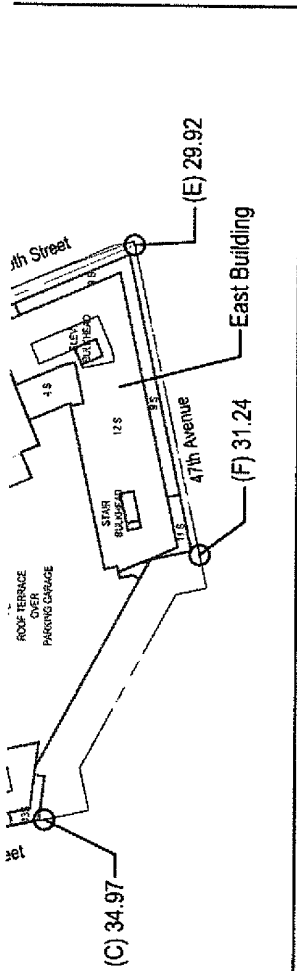
Owner
OB DEVELOPMENT OWNER LLC
520 MADISON AVENUE SUITE 3501 NEW YORK NY 10022

Seal & Signature

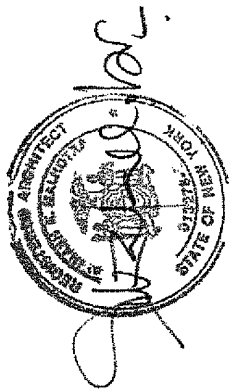
35-651(a)(1), 35-651(a)(3)	Streetwall location. For 2 bounded by more than or these streetwall locations only one street
26-40, 33-03	TREE PLANTING
26-41, 26-42	Required Planting Strips :
	PARKING & LOADING
25-251, 36-33	Income Restricted Dwelling
36-33, 25-23	Non- Income Restricted [
36-21	Commercial
25-31	Community Facilities (Sc
	Total Parking
	Curb Cuts
25-63, 36-53	Location
25-631, 36-532	Curb Cut size
	Off-Street Loading
25-70	Residential
36-62	Community Facility
36-62	Commercial
	Enclosed Bicycle Parki
25-80, 36-71	Residential
25-80, 36-71	Community Facility (Sch
36-71	Commercial
36-71	Accessory Parking

EXHIBIT C
SECTIONS 7 OF 9
11-20-2019

ion. For zoning lots re than one street line, ! locations apply along	At least 10% of aggregate length shall be within 8 ft of the street line and extend to the minimum base height.	Apply streetwall location provisions along one street, Queens Boulevard, where 146'-9" (73%) of the streetwall is at the street line and extends to the minimum base height	Complies
ig			
ng Strips and Trees	Planting strips along entire curb and 1 tree per every 25 feet of frontage 773' / 25' per tree = 31 trees required	3' wide planting strips along entire curb, and 31 trees provided subject to DPR determination of feasibility, or contribution to	Complies
DADING			
ed Dwelling Units	15% x 152 Units = 23 spaces	23 spaces	Complies
stricted Dwelling Units	50% x 353 Units = 177 spaces	192 spaces	Complies
	1 per 400 sf for 8,929.97 sf = 22 spaces	22 spaces	Complies
ilities (School)	None Required	None Provided	Complies
	Total Required = 222 spaces	237 spaces	Complies
	Not less than 50' from intersection.	none within 50' of intersection.	Complies
	8' from side lot line	8' from side lot line	Complies
	Maximum 22' wide including splays	Curb cut 22 ft wide provided on 69th Street	Complies
ding			
	None Required	None Provided	Complies
ility	By Use	n/a	Complies
	None Required first 25,000 sf	None Provided	Complies
cle Parking Spaces			
	1 per 2 units = 505 / 2 = 253	253 bicycle spaces	Complies
ility (School)	1 per 10,000 sf = 7 spaces	7 bicycle spaces	Complies
	1 per 10,000 sf = 1 space	1 bicycle space	Complies
ing	Bike Parking provided per above, or 1 per 10 accessory off street parking provided in group parking facility, whichever is greater.	Bicycle parking provided per above which is greater than 237 / 10 = 23.7	Complies



Seal & Signature



PROJECT:

69-02 QUEENS
BOULEVARD
QUEENS NEW YORK CITY

ZONING ANALYSIS

Date

Scale

Project Number

Drawing Number

Z-20

CAD File Number

Page

03

10/25/2018

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EXHIBIT C
SECTIONS 9 OF 9
11-20-2019

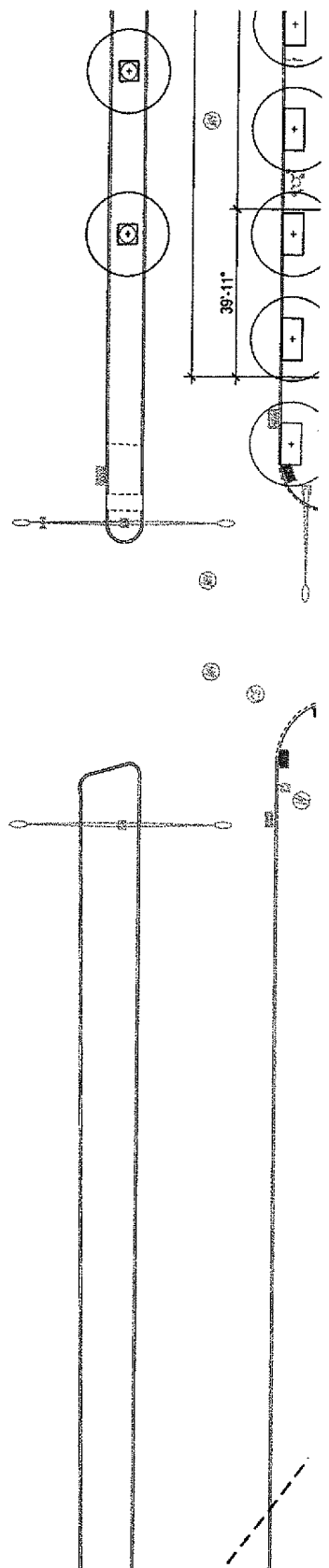
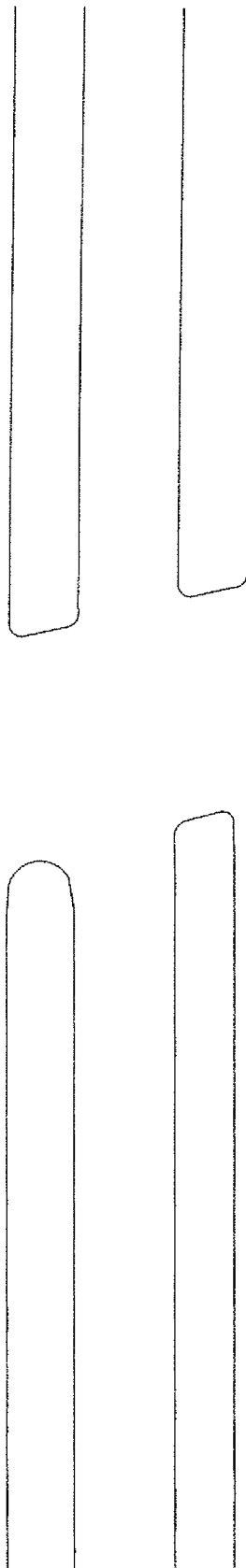
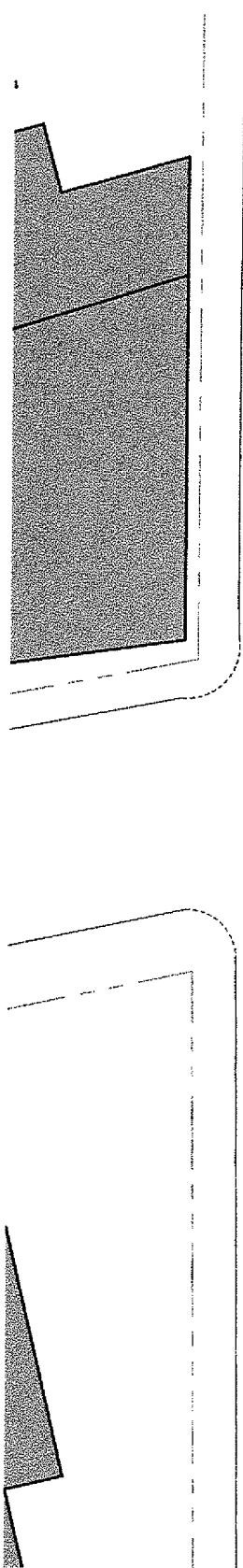


EXHIBIT C
SECTIONS 1 OF 9
11-20-2019

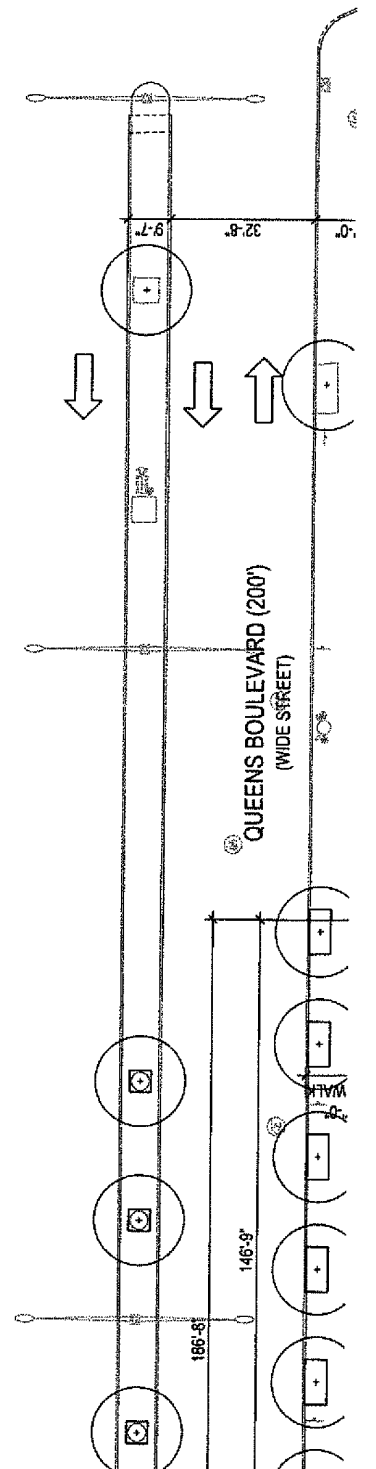
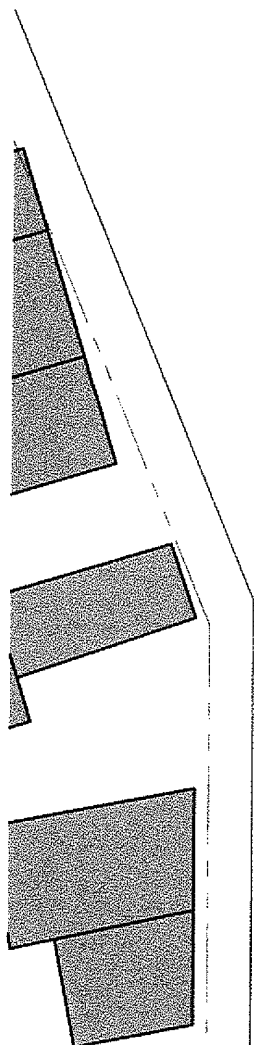
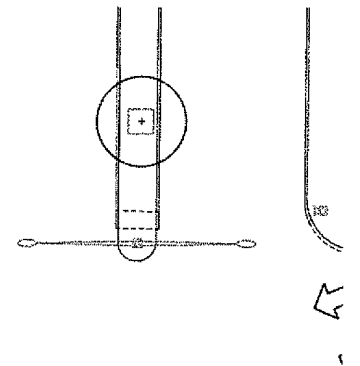
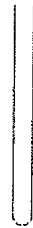
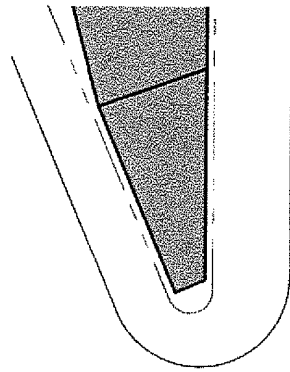
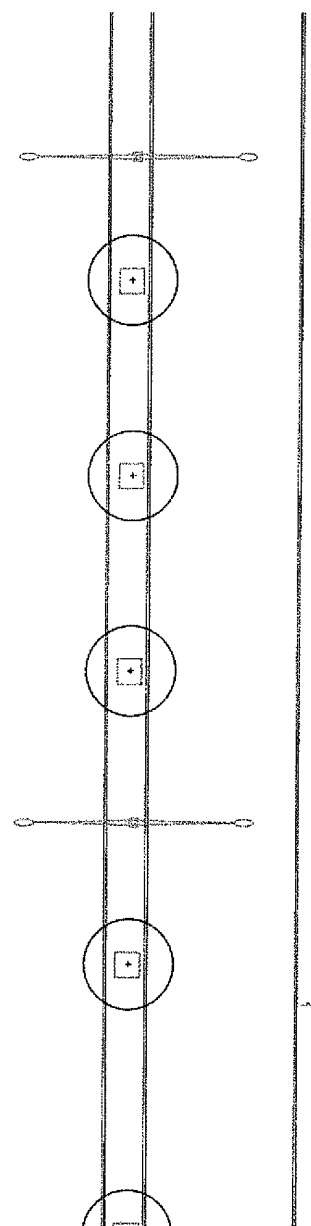
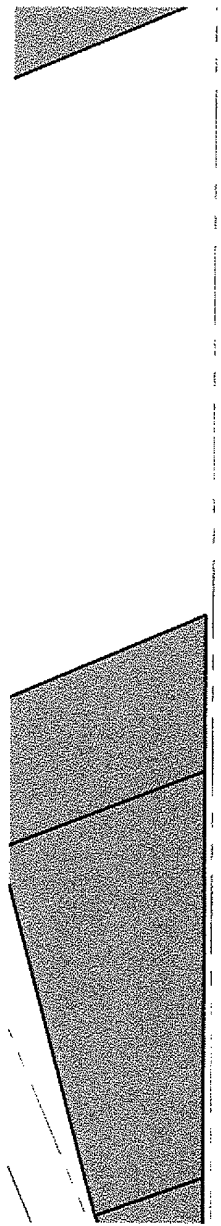


EXHIBIT C
SECTIONS 2 OF 9
11-20-2019

NOT FOR CONSTRUCTION

DOB BScan Sticker

DOB Stamp/ Signature



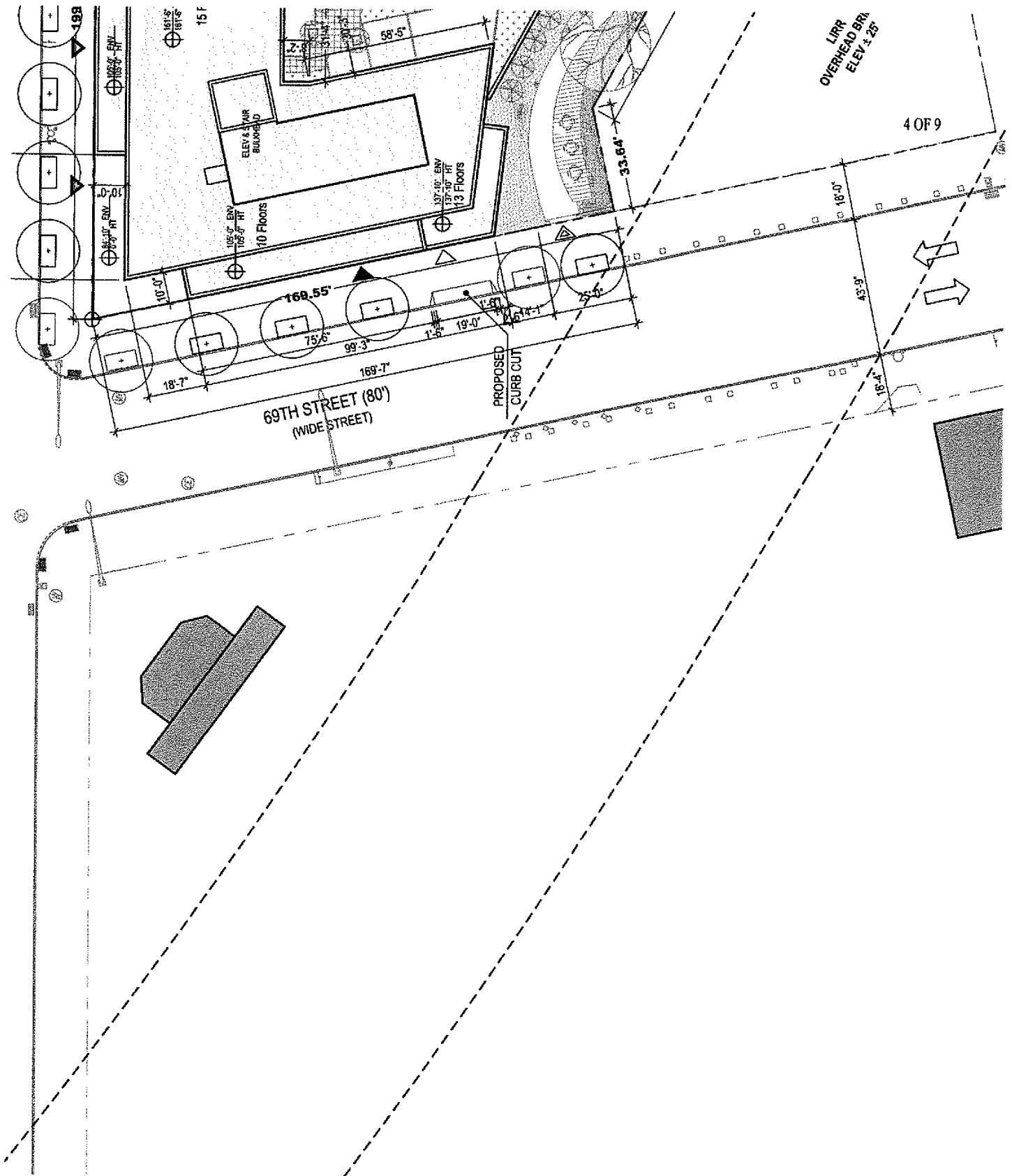


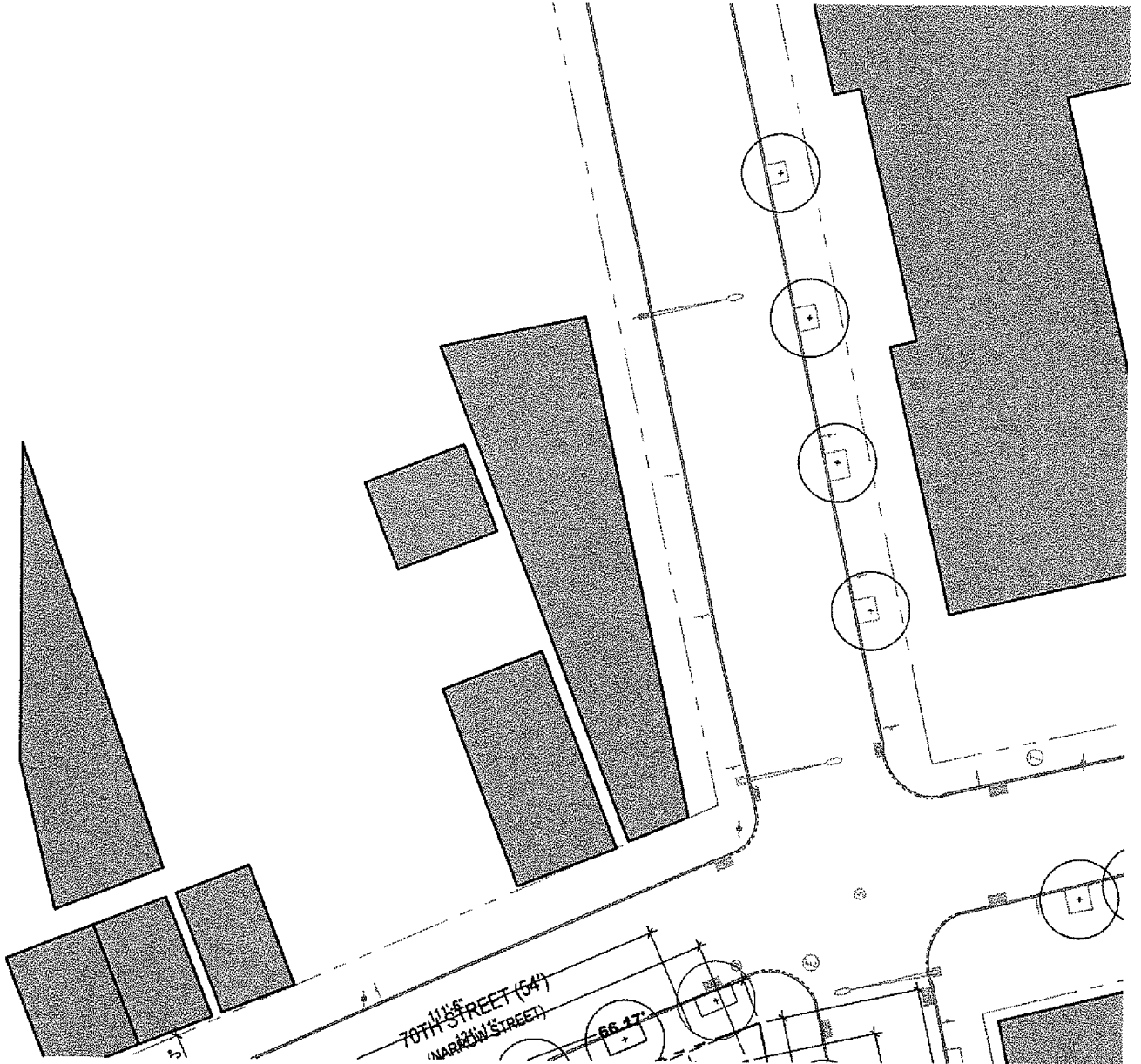
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11-20-2019

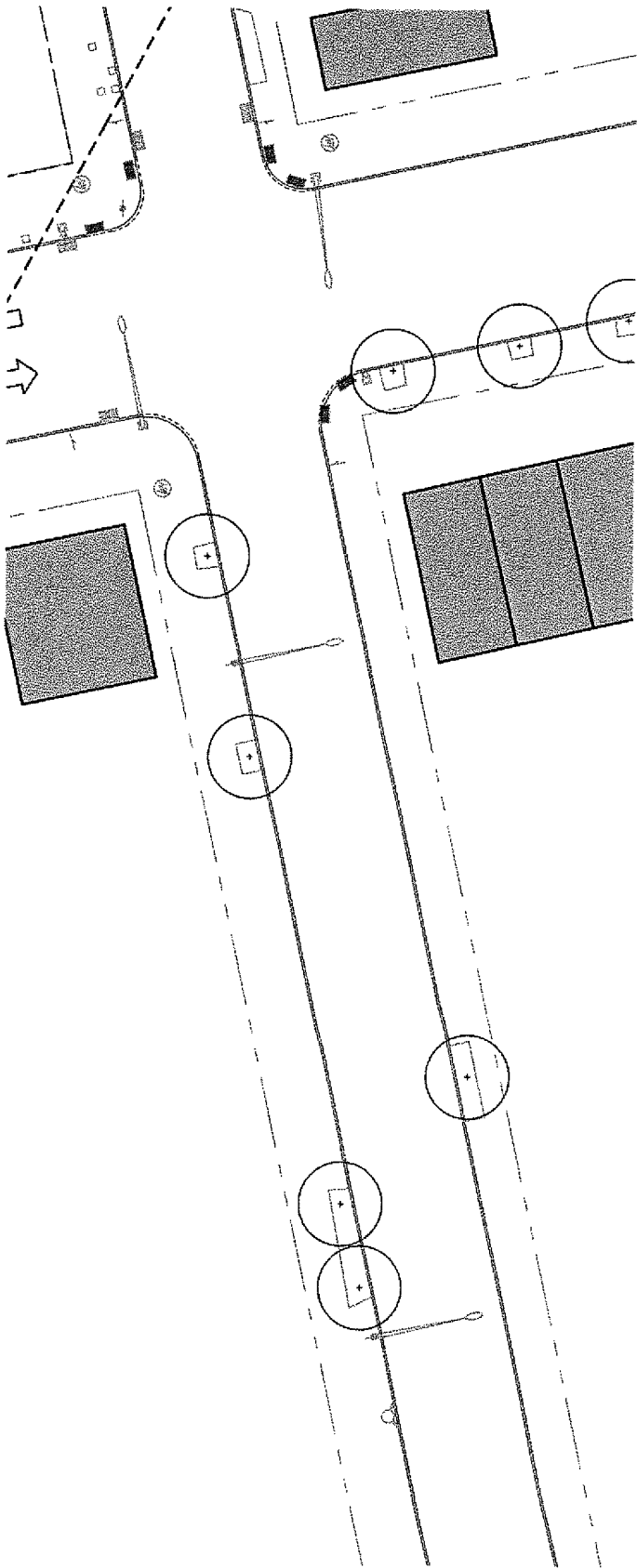
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SECTIONS 6 OF 9
11-20-2019

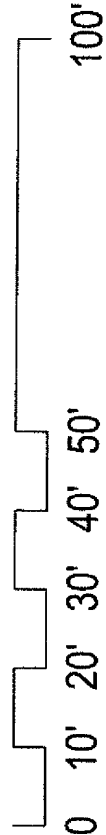
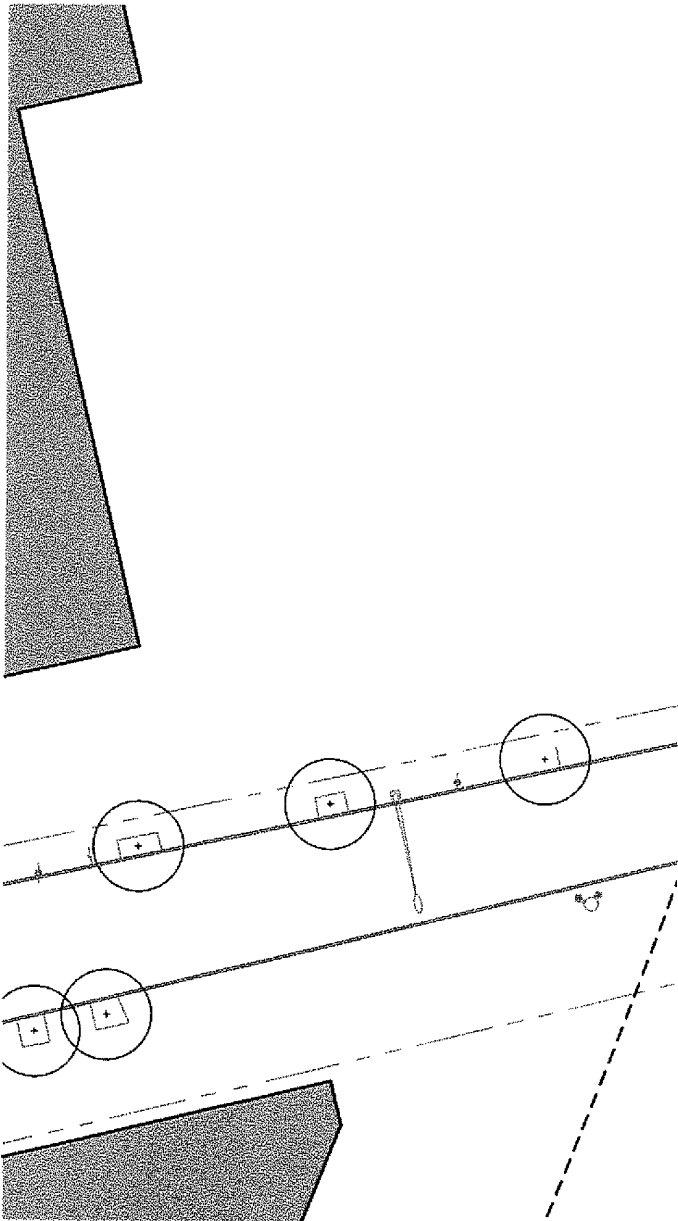
NOV 20 2019 REVISION
 OCT 23 2019 REVISION
 OCT 10 2019 ULURP MINOR MODIFICATION

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McNAMARA - SALVIA	
STRUCTURAL ENGINEERS	(212)-246-9800
LANGAN	
LANDSCAPE CONSULTANTS	(212)-479-5400

Owner
 OB DEVELOPMENT OWNER LLC
 520 MADISON AVENUE SUITE 3501 NEW YORK NY 10022
 Seal & Signature







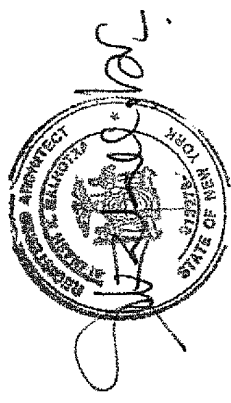
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MAXIMUM OPEN HEIGHT BUILDING HEIGHT ORIES	ION TAG	NCE	NCE	CANOPY
--	---------	-----	-----	--------

Seal & Signature

EXHIBIT C
SECTIONS 9 OF 9
11-20-2019



PROJECT:

69-02 QUEENS
BOULEVARD
QUEENS NEW YORK CITY

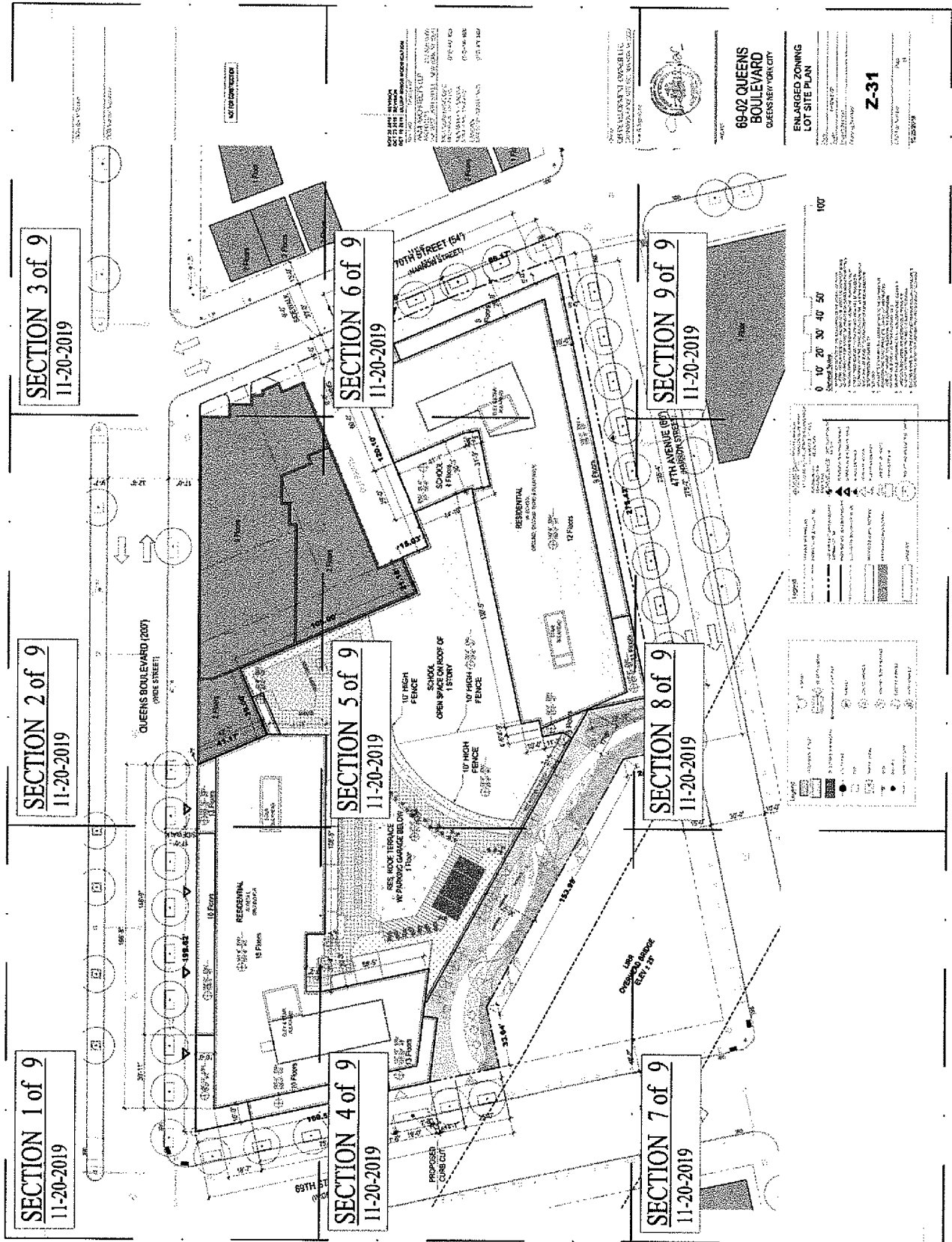
ZONING LOT
SITE PLAN

Date	
Scale	1/28"=1'-0"
Project Number	
Drawing Number	

Z-30

CAD File Number	Page
	04
10/25/2018	

EXHIBIT C
SEE 9 SECTIONS ATTACHED



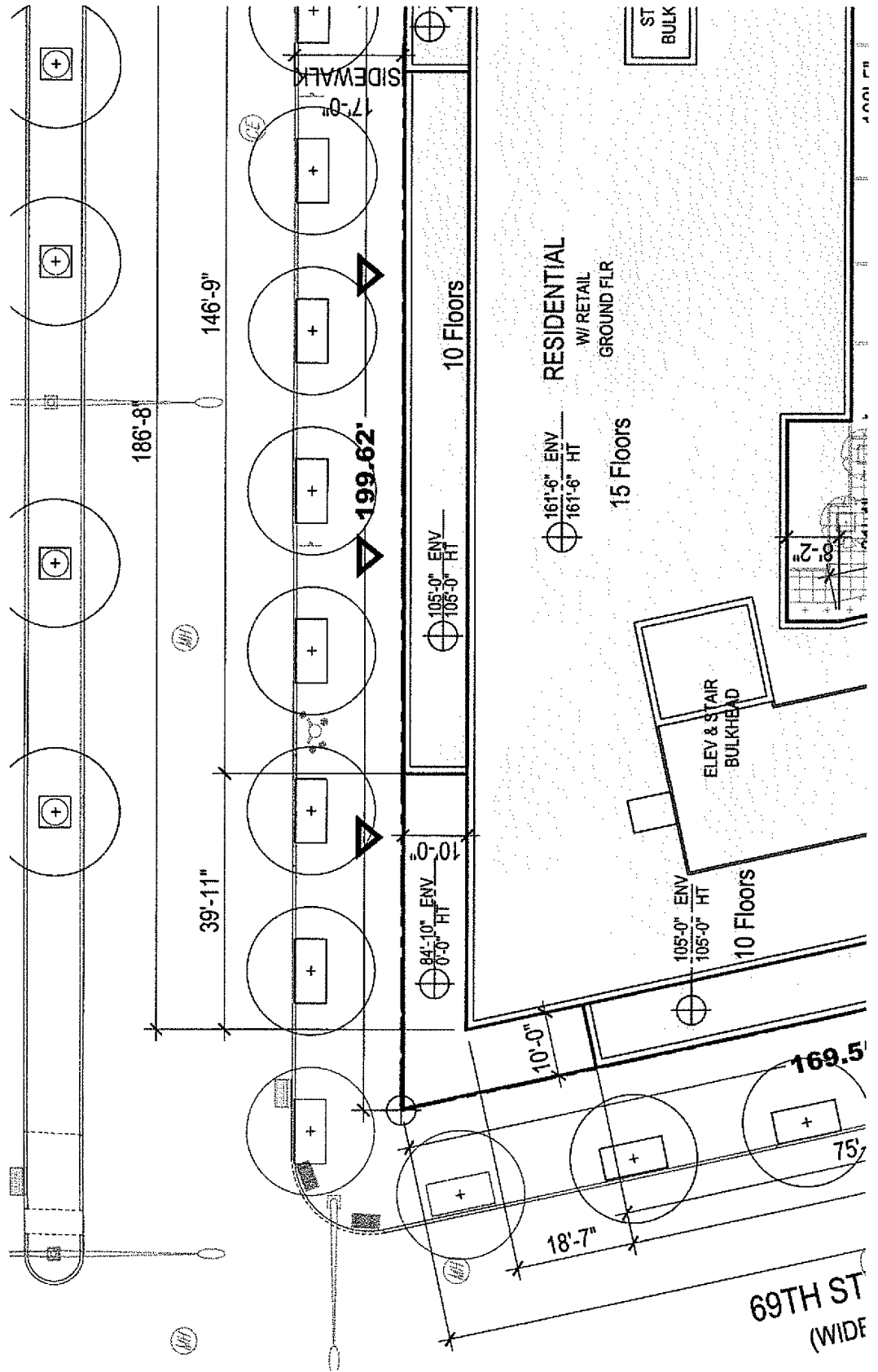
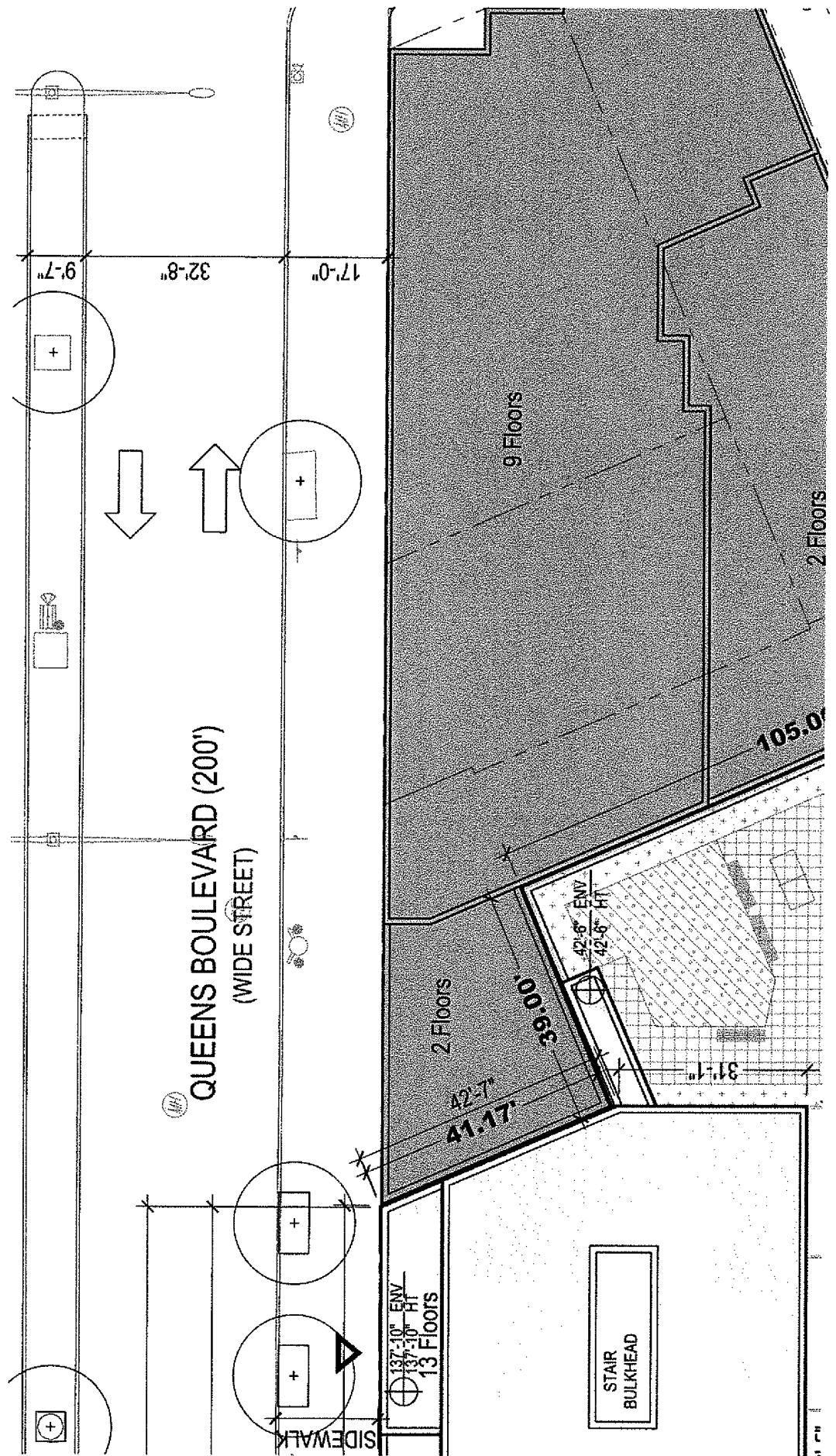


EXHIBIT C
SECTIONS 1 OF 9
11-20-2019

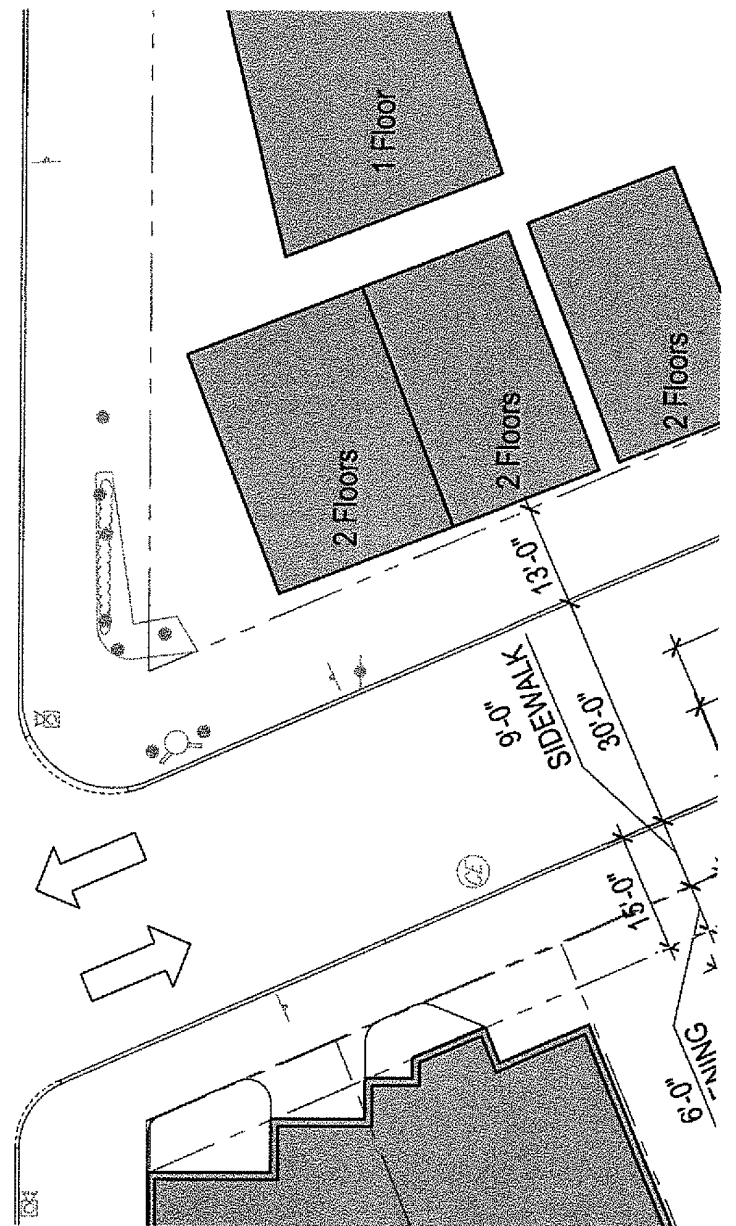
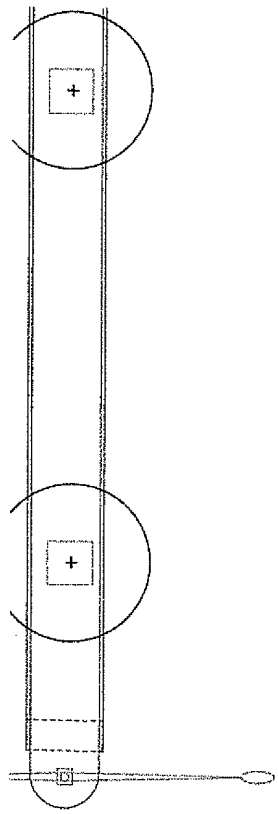
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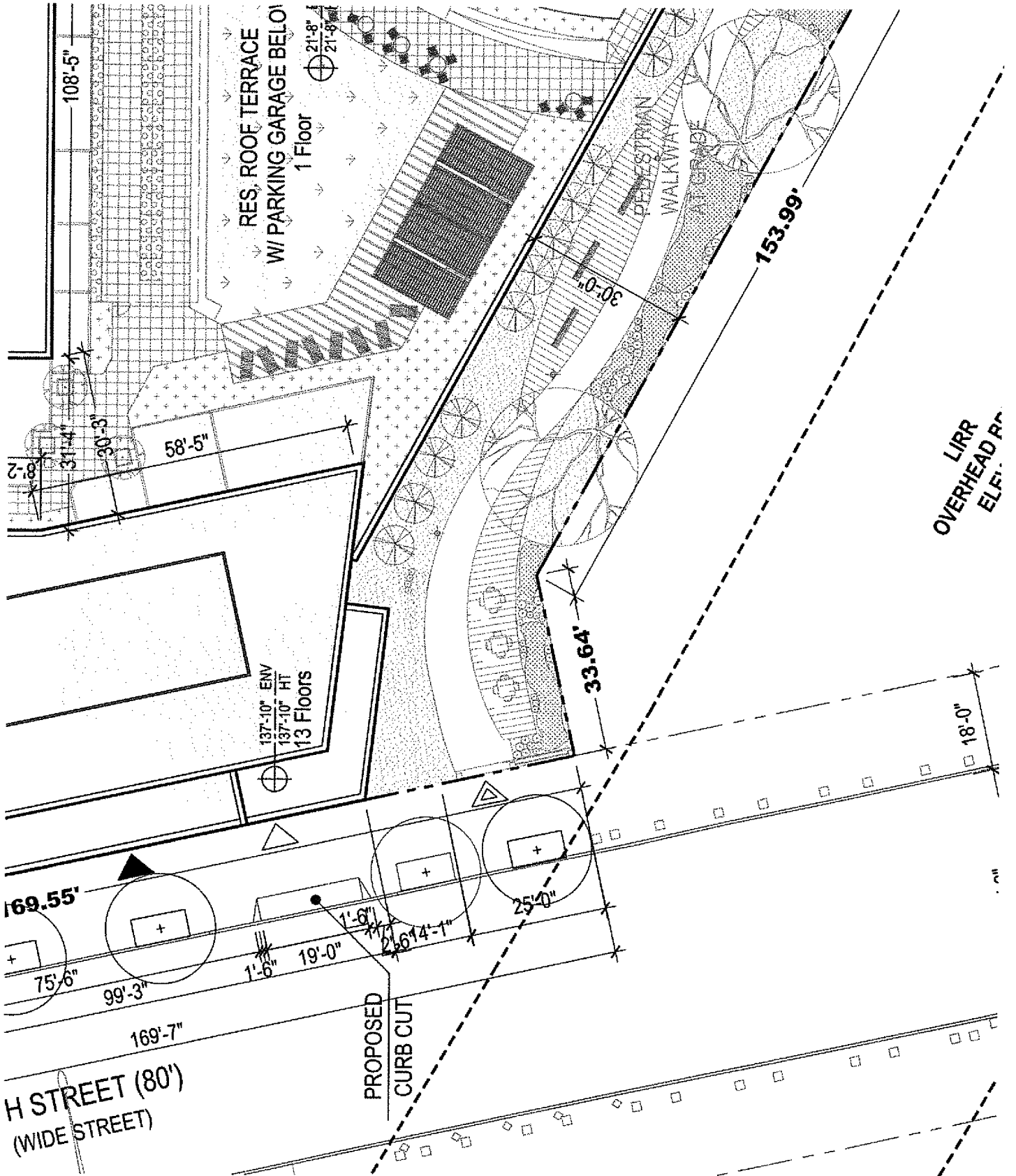


NOT FOR CONSTRUCTION

DOB BScan Sticker

DOB Stamp/ Signature





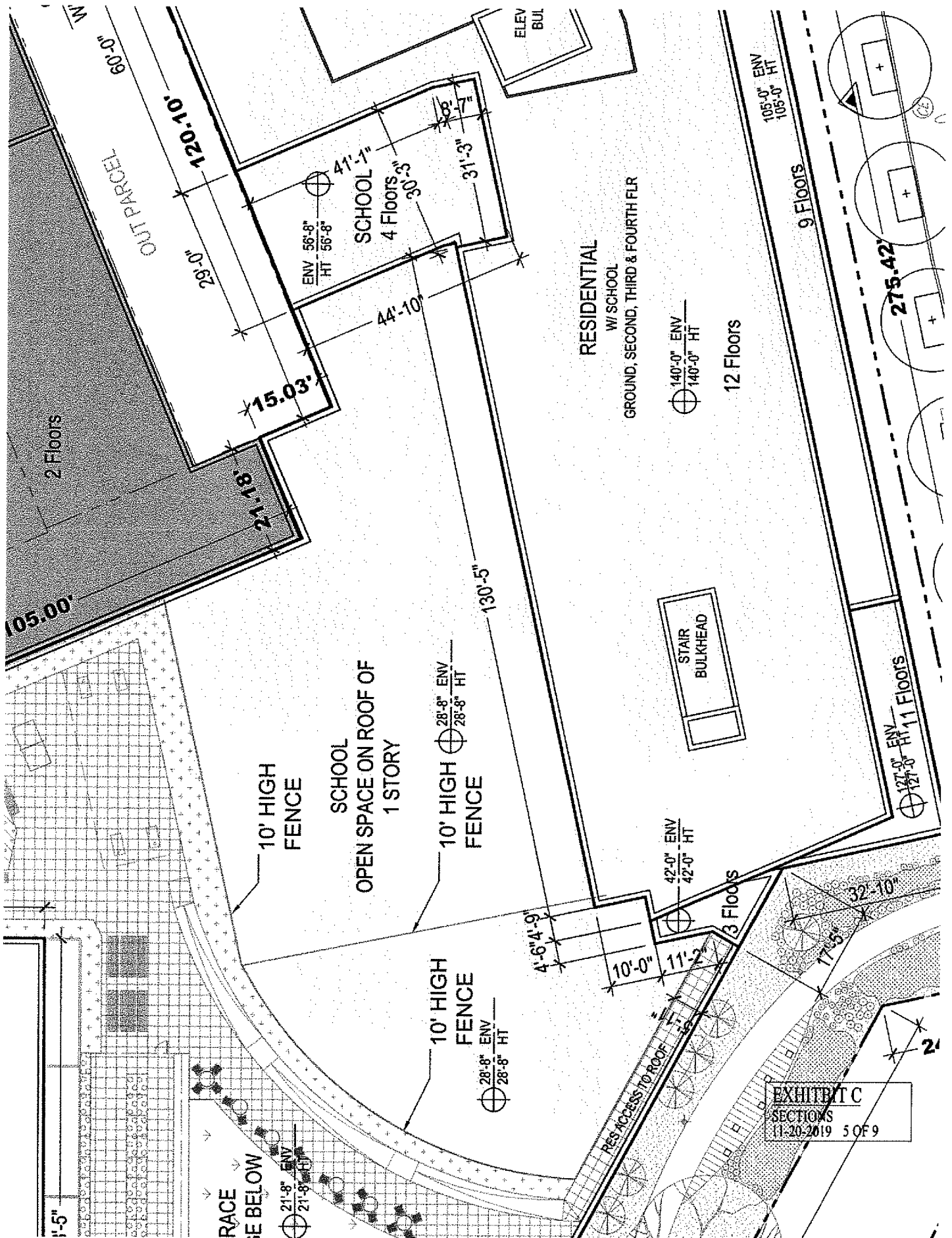


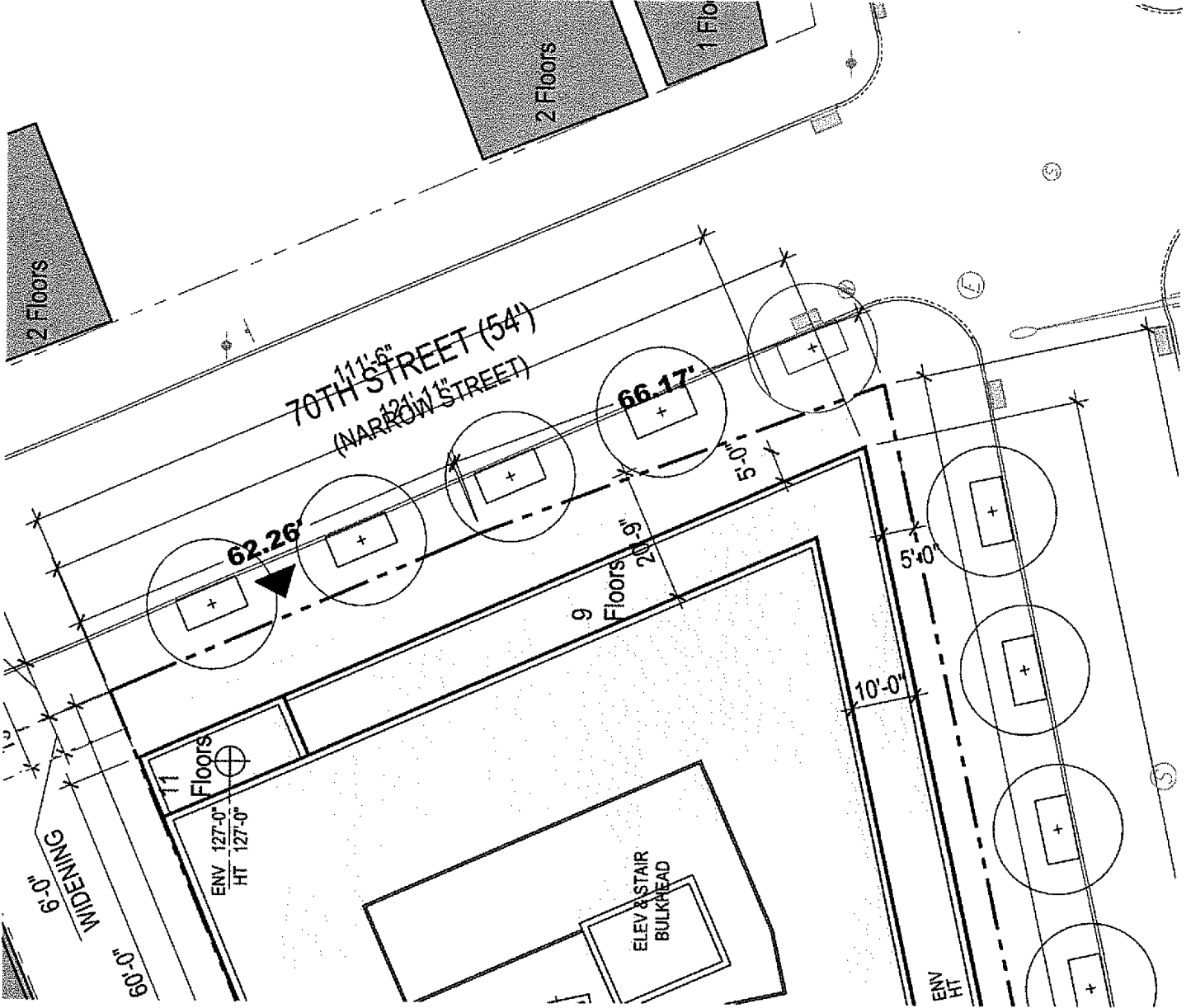
EXHIBIT C
SECTIONS
11-20-2019 5 OF 9

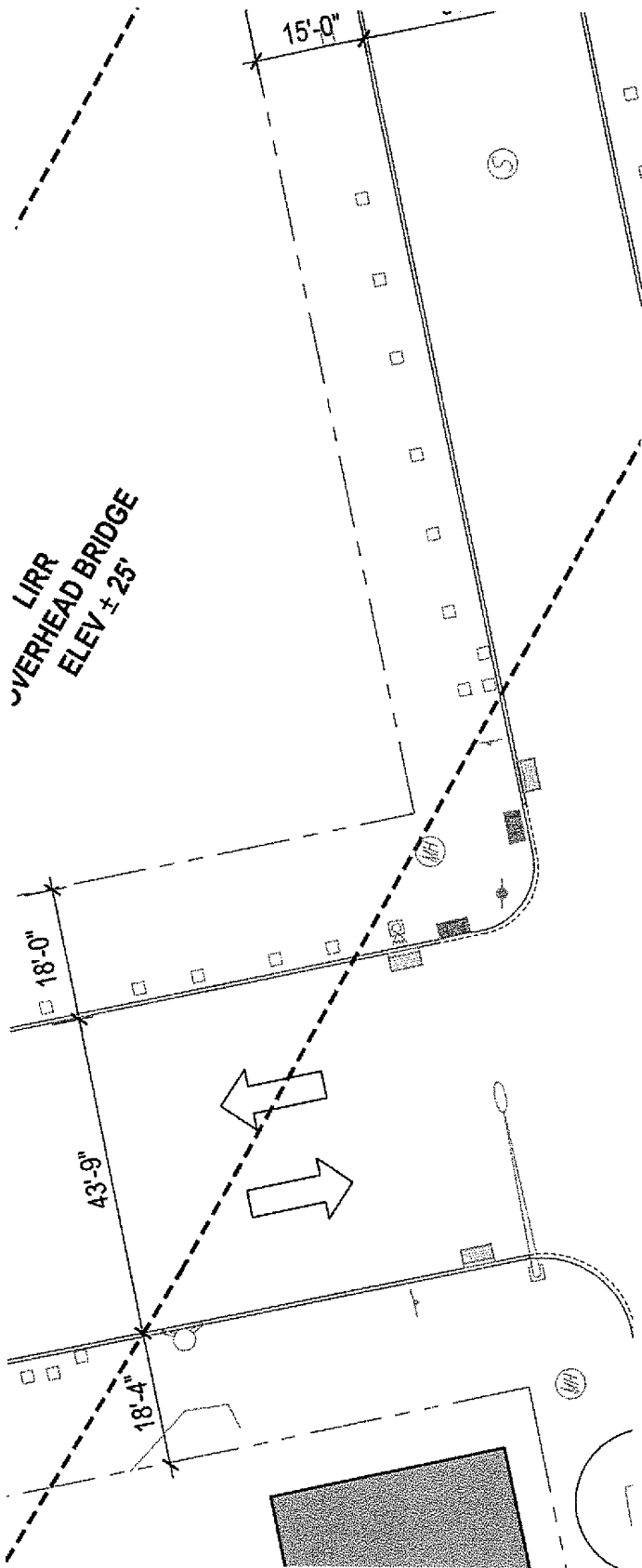
EXHIBIT C
SECTIONS 6 OF 9
11-20-2019

NOV 20 2019 REVISION
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 OCT 10 2019 ULURP MINOR MODIFICATION

Rev	Date	Description
AKM ARCHITECTS LLP		
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148 WEST 24TH STREET	NEW YORK NY 10011	
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STRUCTURAL ENGINEERS		
LANGAN	(212)-479-5400	
LANDSCAPE CONSULTANTS		

Owner
 OB DEVELOPMENT OWNER LLC
 520 MADISON AVENUE SUITE 3501 NEW YORK NY 10022
 Seal & Signature





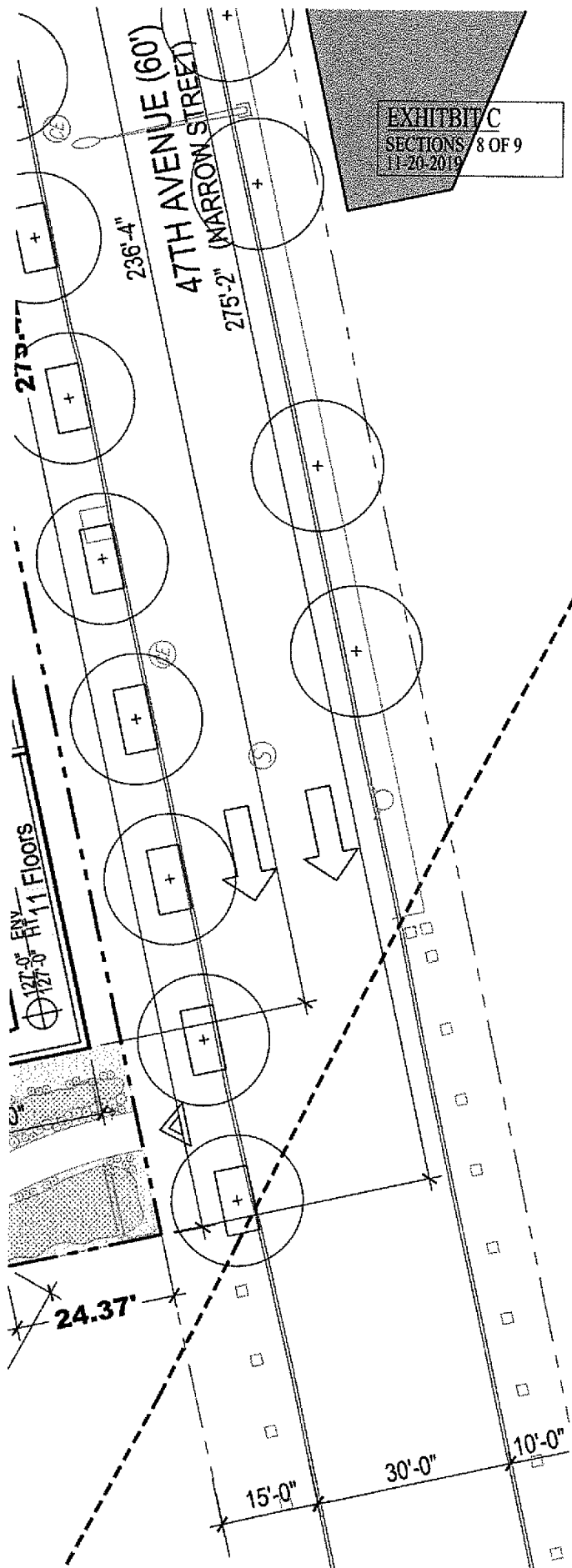


EXHIBIT C
SECTIONS 8 OF 9
11-20-2019

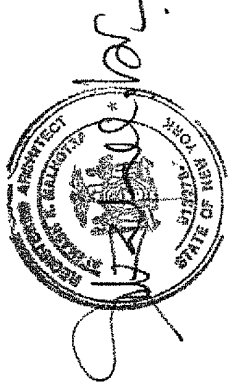
Legend

	CATCH BASIN OR INLET		HYDRANT
	DETECTABLE WARNING PAD		SECURITY CAMERA
	UTILITY POLE		LIGHT POLE
	PIER		MANHOLE
	TRAFFIC SIGNAL		CON. ED. MANHOLE
	SIGN		SANITARY / SEWER MANHOLE
	BOLLARD		ELECTRIC MANHOLE
	DEPRESSED CURB		WATER MANHOLE

Legend

	PROPOSED MAXIMUM ZONING ENVELOPE HEIGHT		BUILDING HEIGHT MEASURED FROM BASE PLANE
	PROPERTY LINE (& TAX LOT LINE)		SPOT ELEVATION TAG
	LSGD & PROJECT AREA BOUNDARY & ZONING LOT LINE		RESIDENTIAL BUILDING ENTRANCE
	PROPOSED MAX. BUILDING ENVELOPE		COMMERCIAL BUILDING ENTRANCE
	ILLUSTRATIVE BUILDING ENVELOPE		SCHOOL ENTRANCE
	PROPOSED BUILDING FOOTPRINT		VEHICULAR ACCESS
	EXISTING BUILDING FOOTPRINT		PEDESTRIAN WALKWAY
	LANDSCAPE		DIRECTION OF TRAFFIC
			PARKING 8'6" X 18'
			TREE PIT AND AREA OF TREE CANOPY

Seal & Signature



PROJECT:

69-02 QUEENS
BOULEVARD
QUEENS NEW YORK CITY

ENLARGED ZONING
LOT SITE PLAN

Date

Scale 1/16"=1'-0"

Project Number

Drawing Number

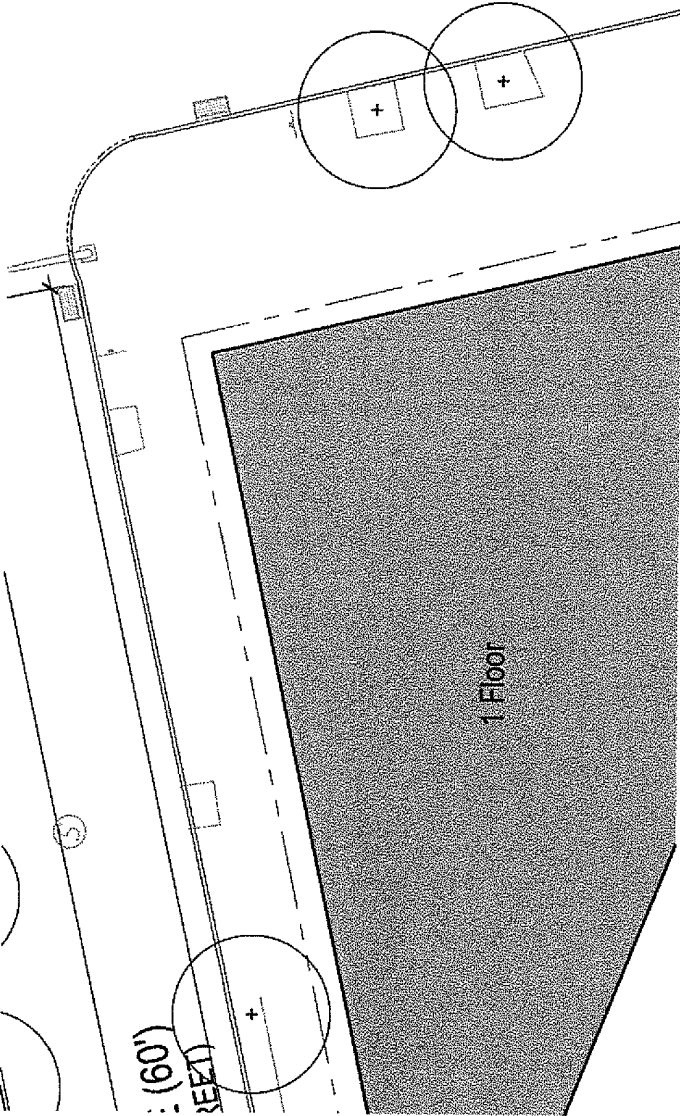
Z-31

CAD File Number

Page

05

10/25/2018



0 10' 20' 30' 40' 50' 100'

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MAXIMUM
OPEN HEIGHT
BUILDING HEIGHT
ORIES

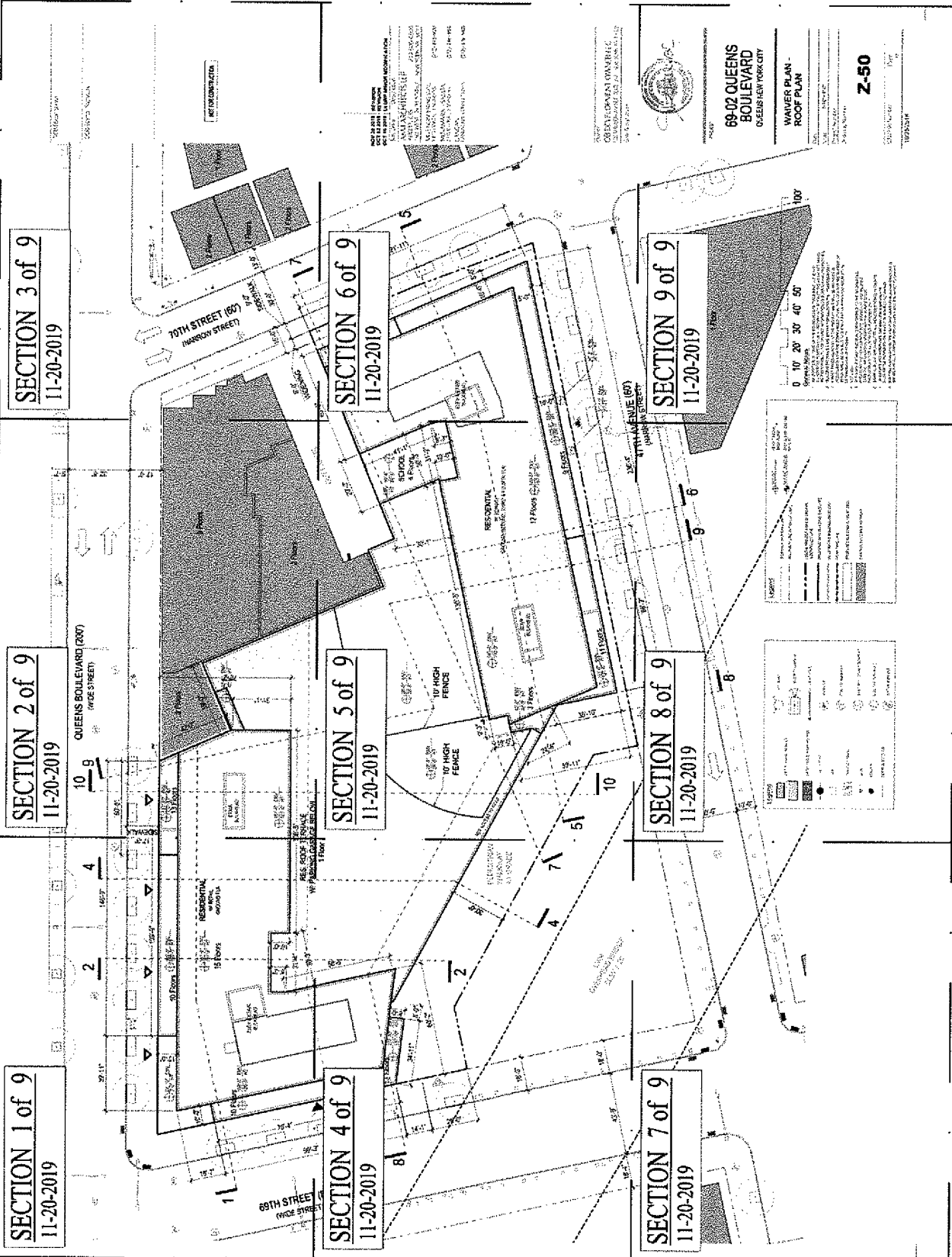
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NCE

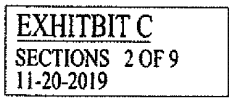
CANOPY

SEE 9 SECTIONS ATTACHED





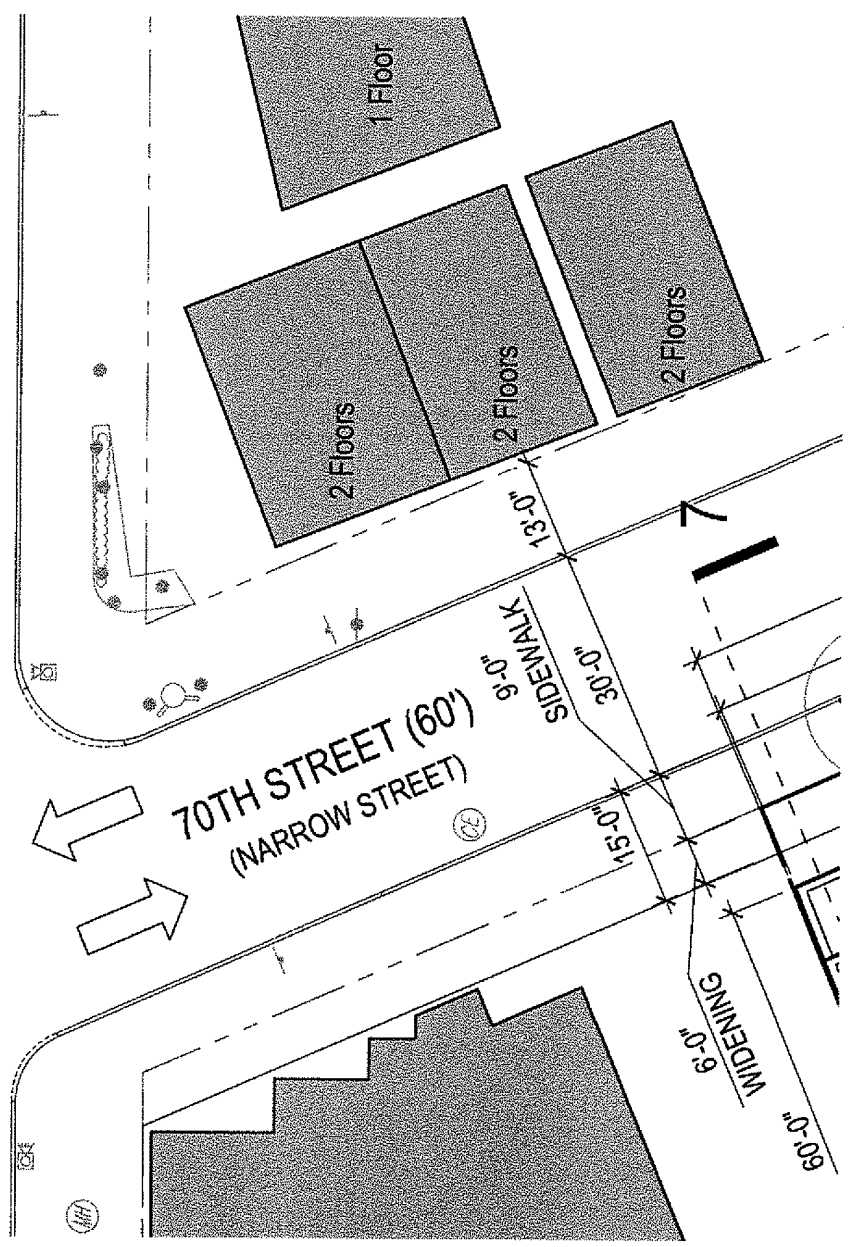
69TH STREET (E
(WIDE STREET)



DOB BScan Sticker

DOB Stamp/ Signature

NOT FOR CONSTRUCTION



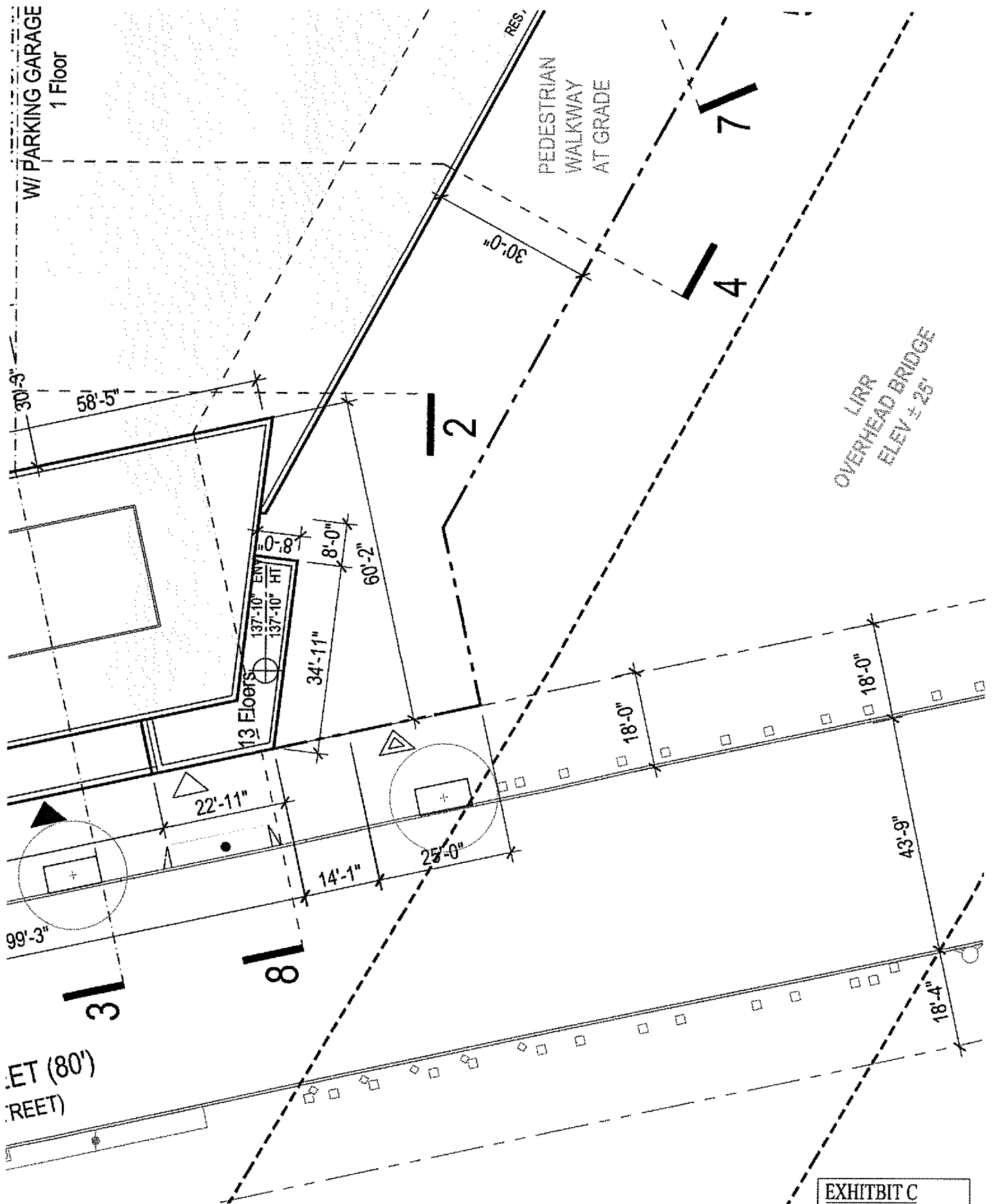
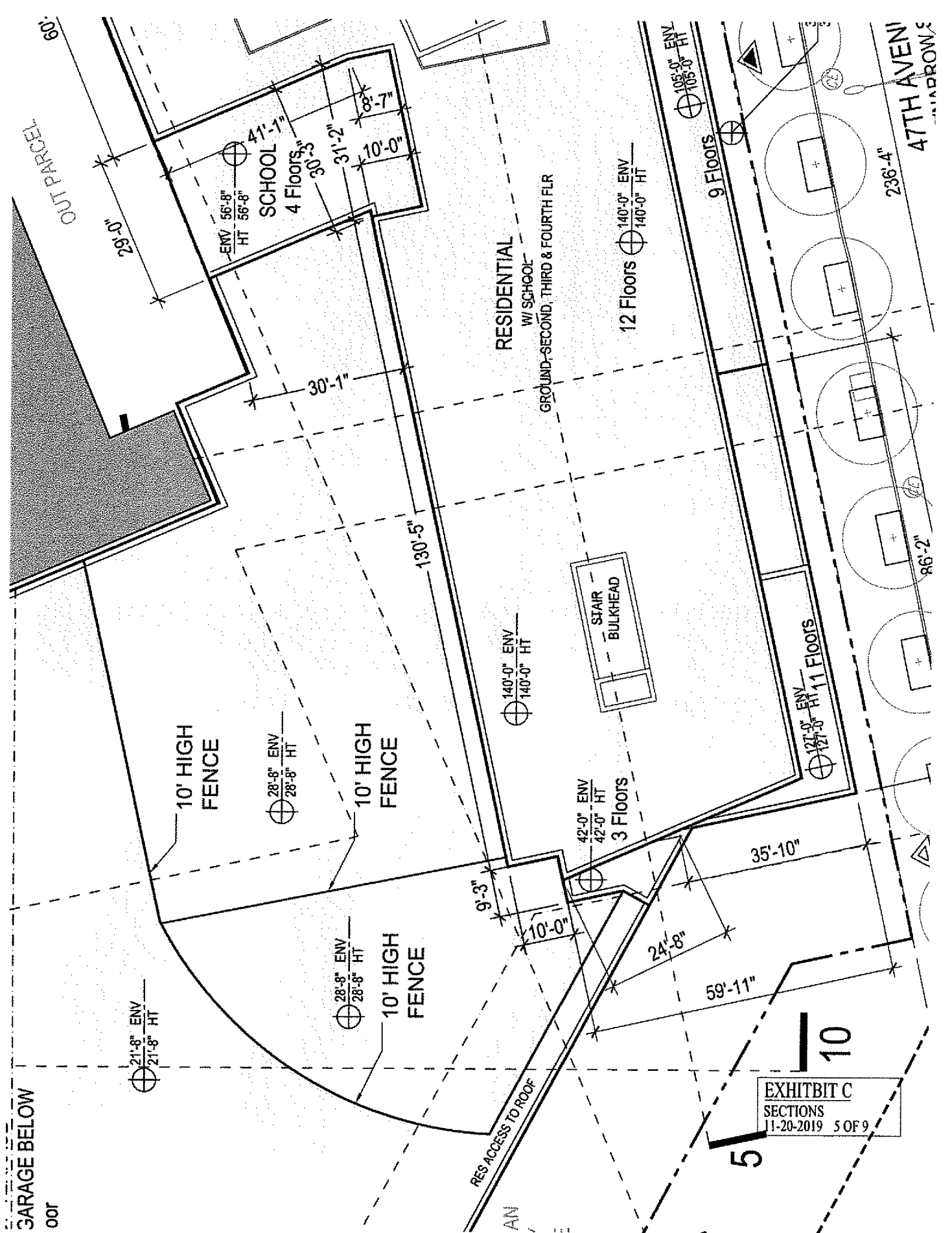


EXHIBIT C
SECTIONS
11-20-2019 4 OF 9



GARAGE BELOW
00'

OUT PARCEL
60'

10' HIGH
FENCE

10' HIGH
FENCE

10' HIGH
FENCE

RESIDENTIAL
W/ SCHOOL
GROUND-SECOND, THIRD & FOURTH FLR

STAIR
BULKHEAD

12 Floors

9 Floors

11 Floors

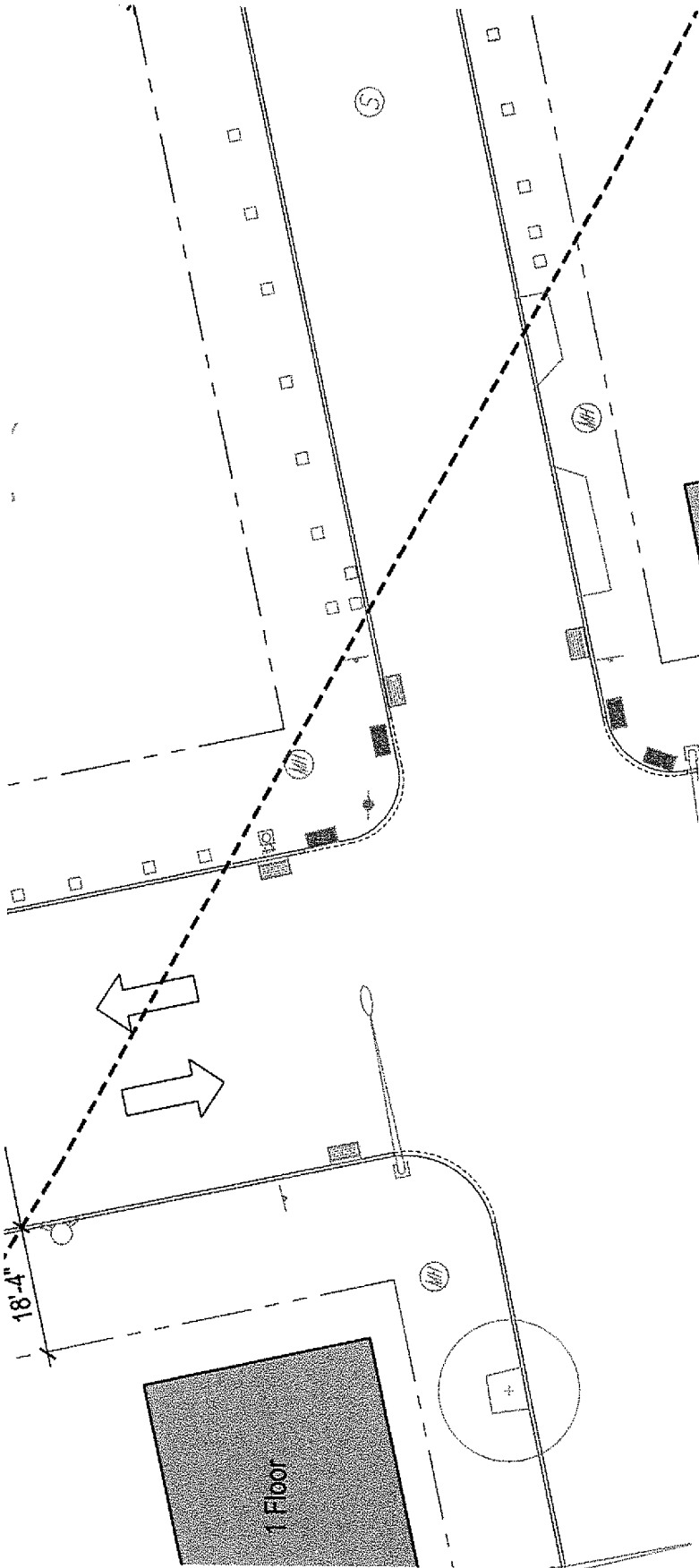
236'-4"

47TH AVENUE
"ARROWS"

EXHIBIT C
SECTIONS
11-20-2019 5 OF 9

5

10



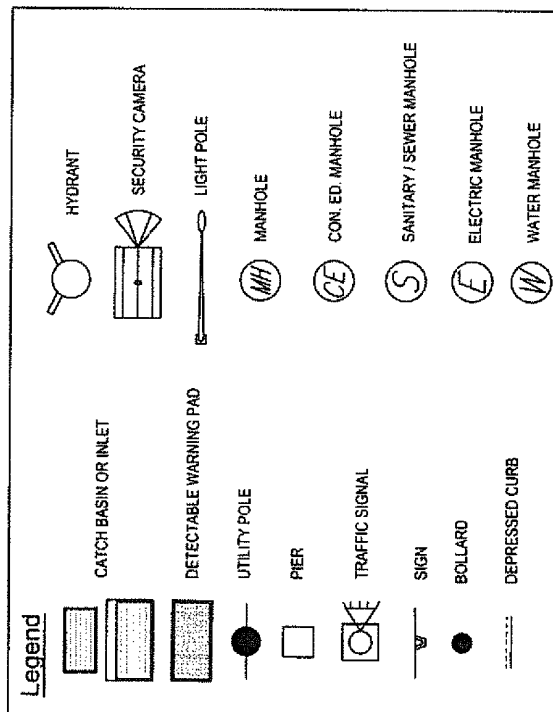
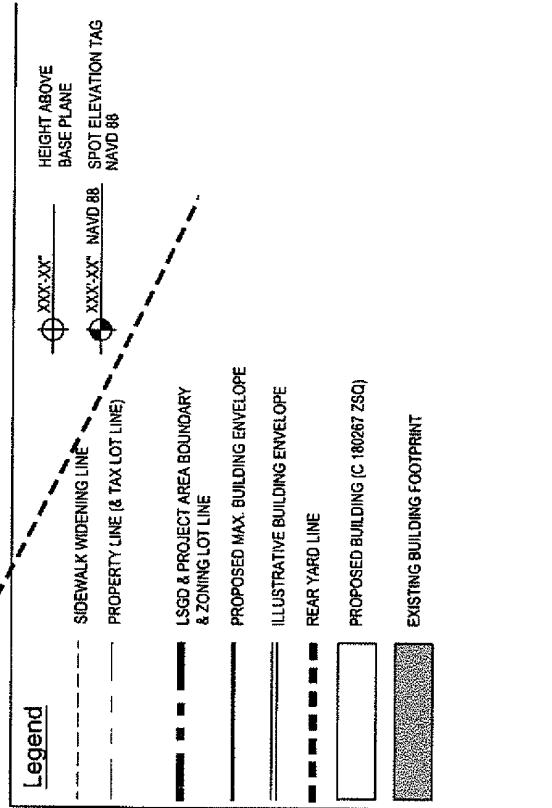
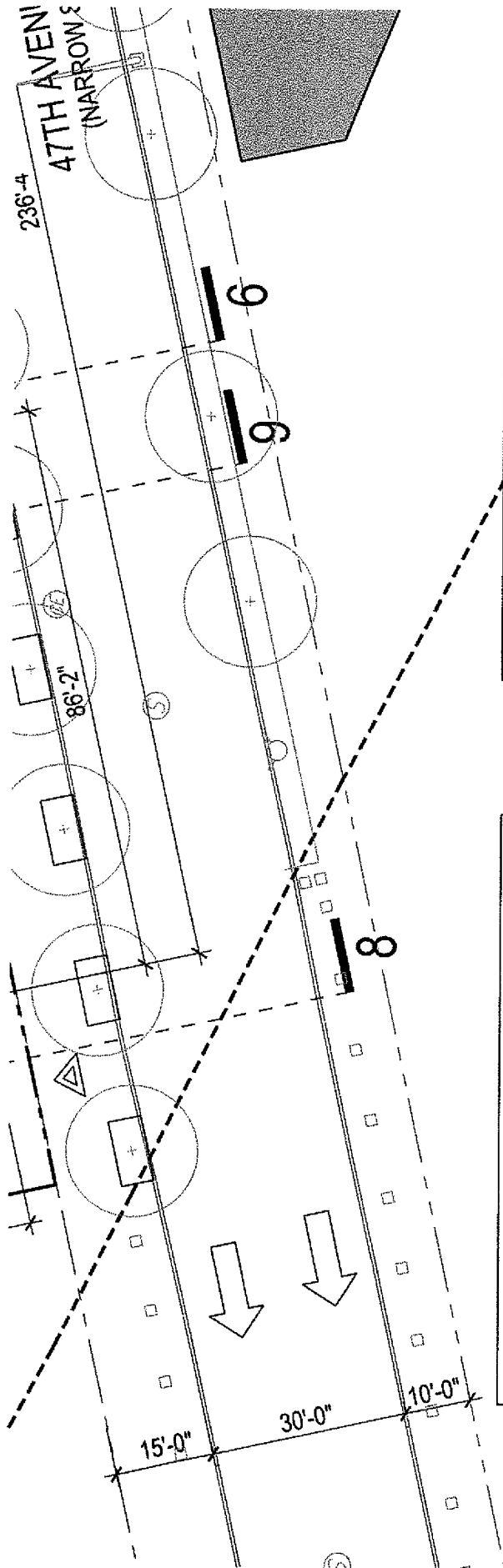
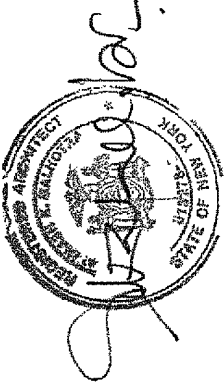


EXHIBIT C
SECTIONS 8 OF 9
11-20-2019



PROJECT:

69-02 QUEENS
BOULEVARD
QUEENS NEW YORK CITY

WAIVER PLAN -
ROOF PLAN

Date

Scale 1/16"=1'-0"

Project Number

Drawing Number

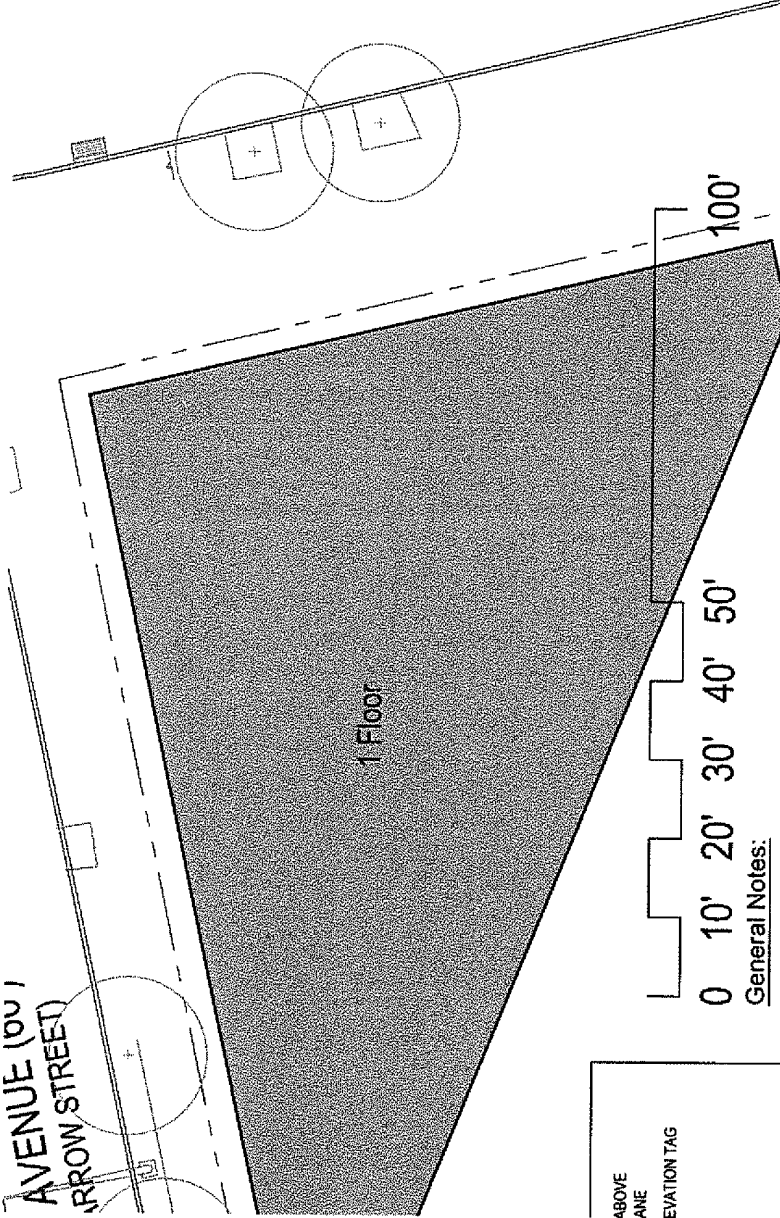
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CAD File Number

Page

17

10/25/2018



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ABOVE
ANE
EVATION TAG

EXHIBIT C
SEE 9 SECTIONS ATTACHED

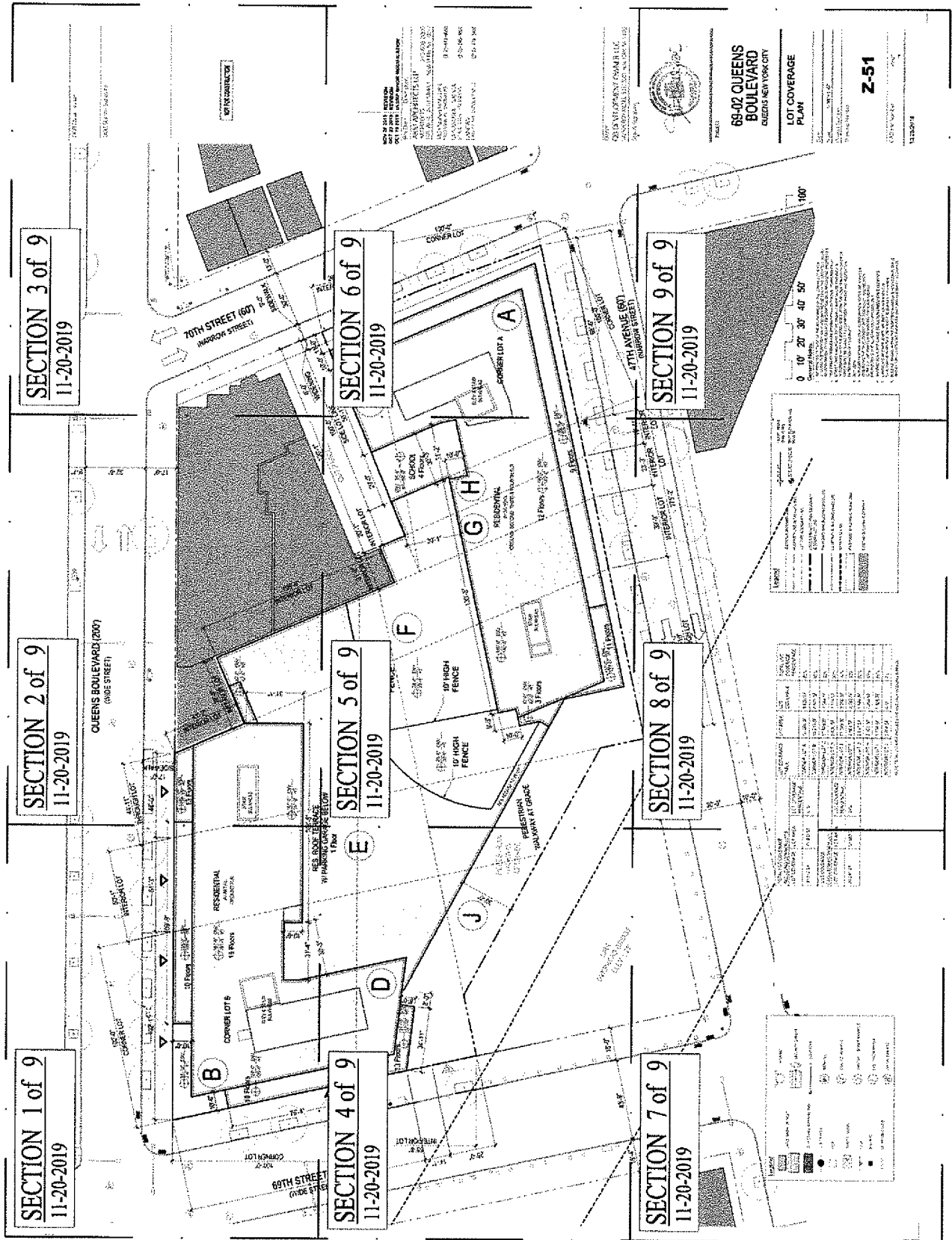
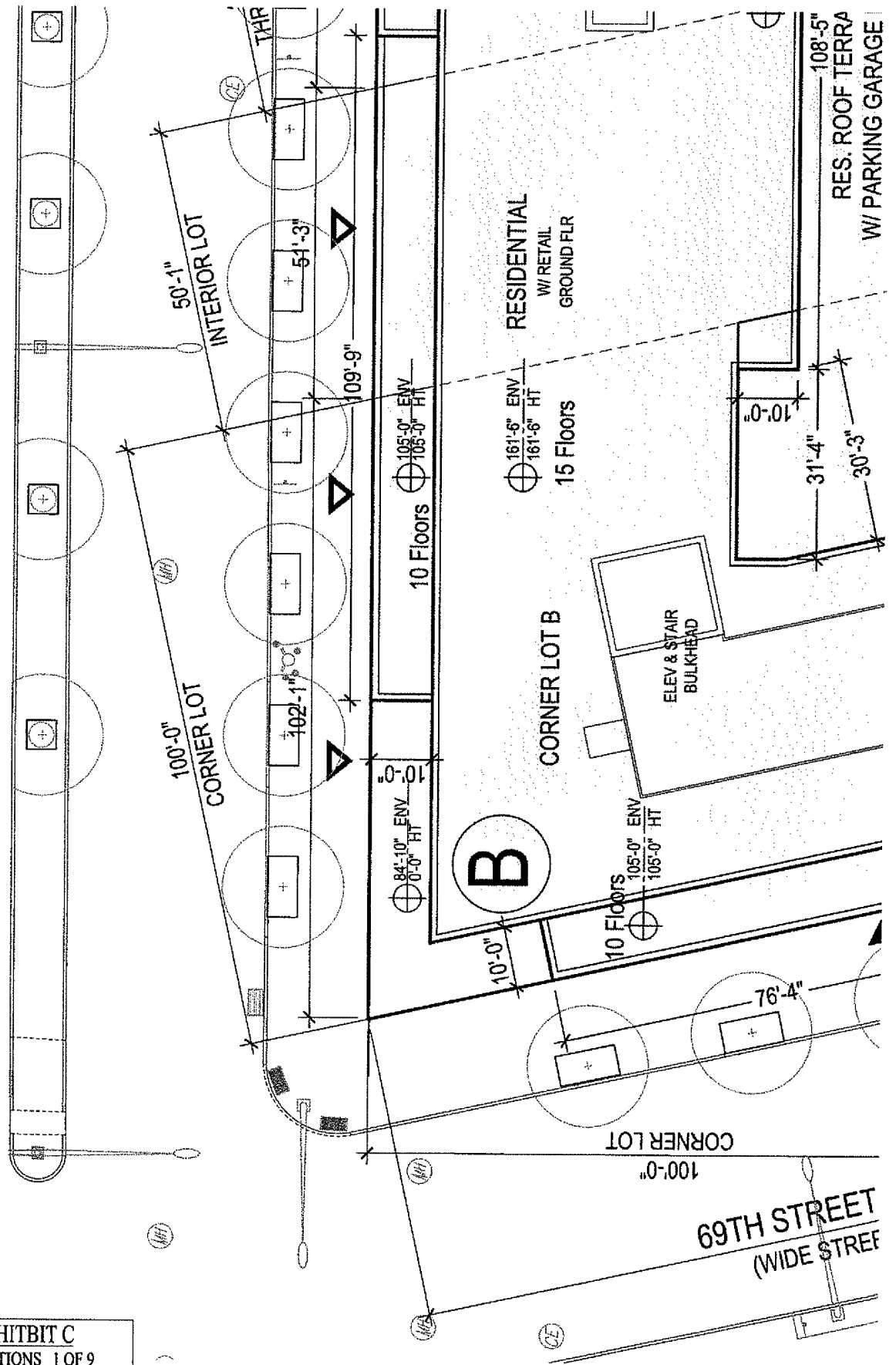


EXHIBIT C
 SECTIONS 1 OF 9
 11-20-2019



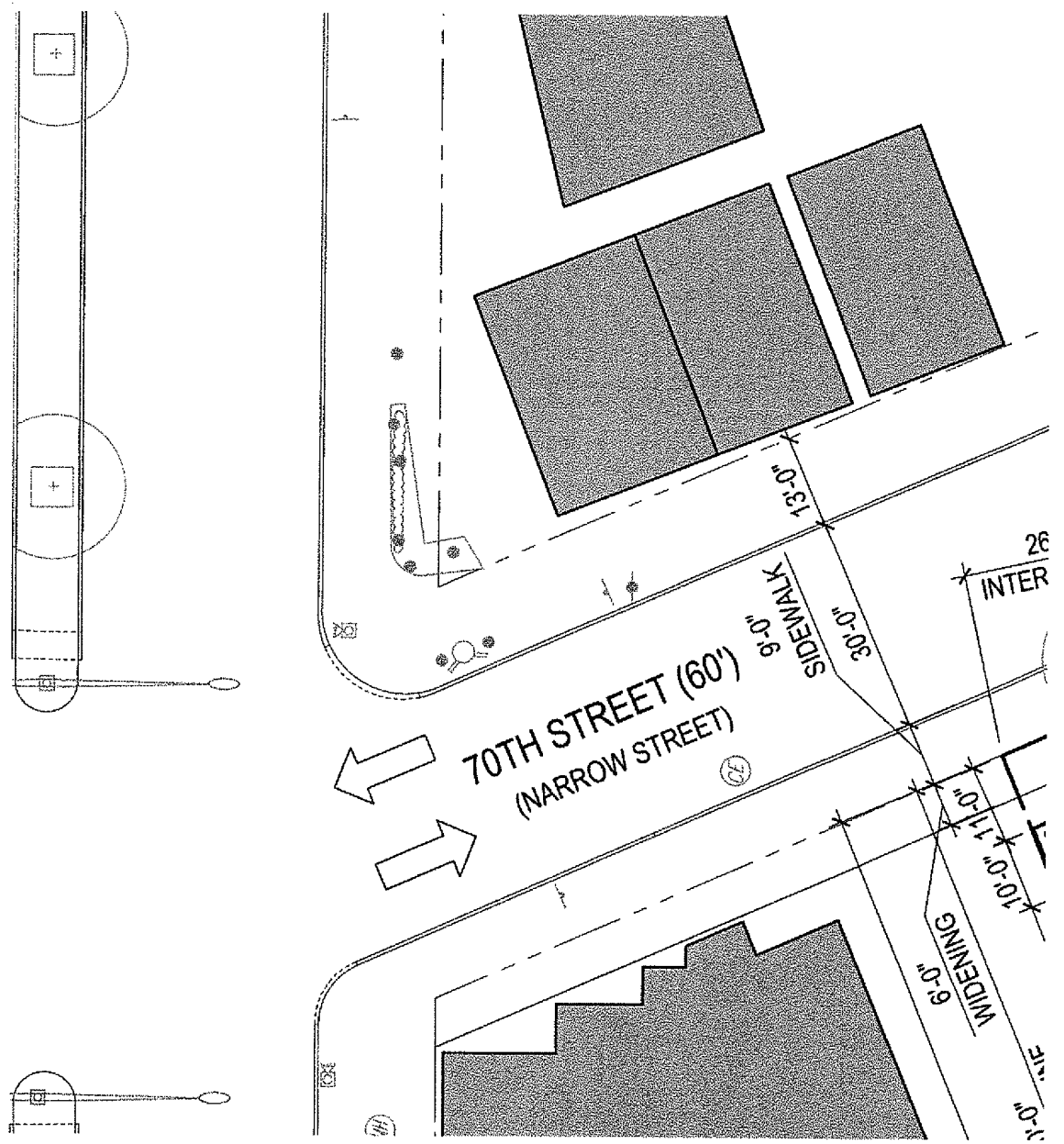
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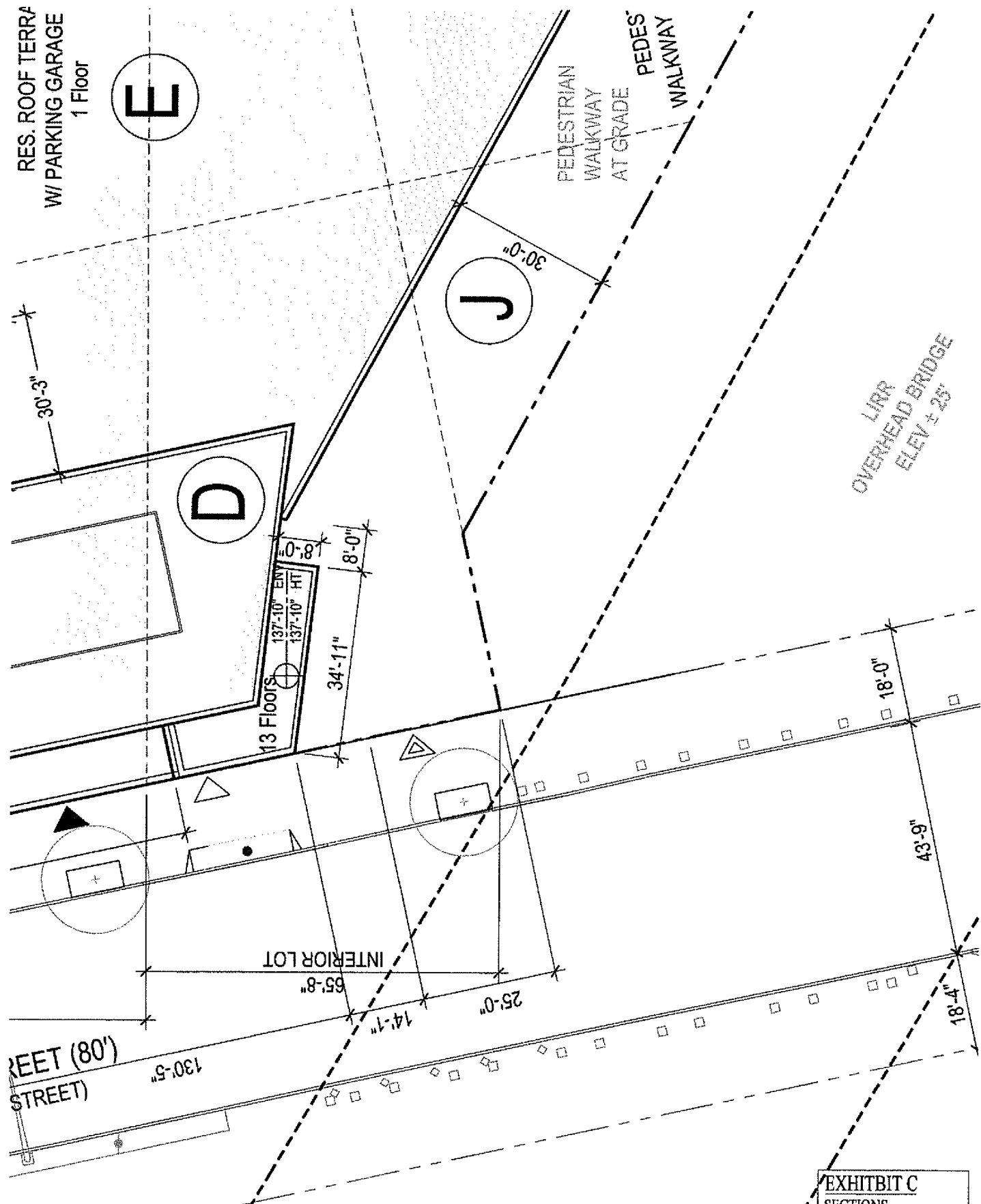
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NOT FOR CONSTRUCTION

DOB BScan Slicker

DOB Stamp/ Signature





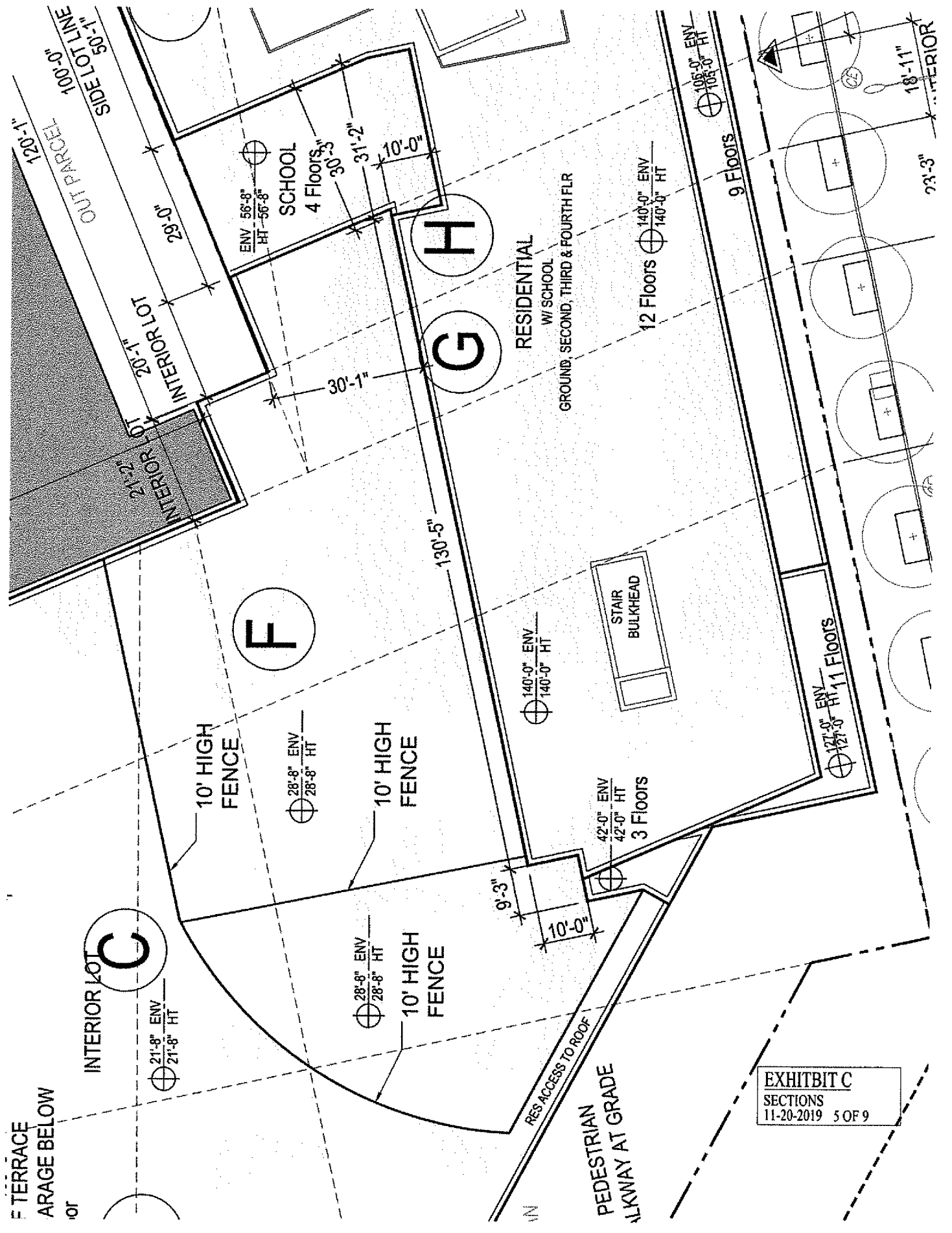


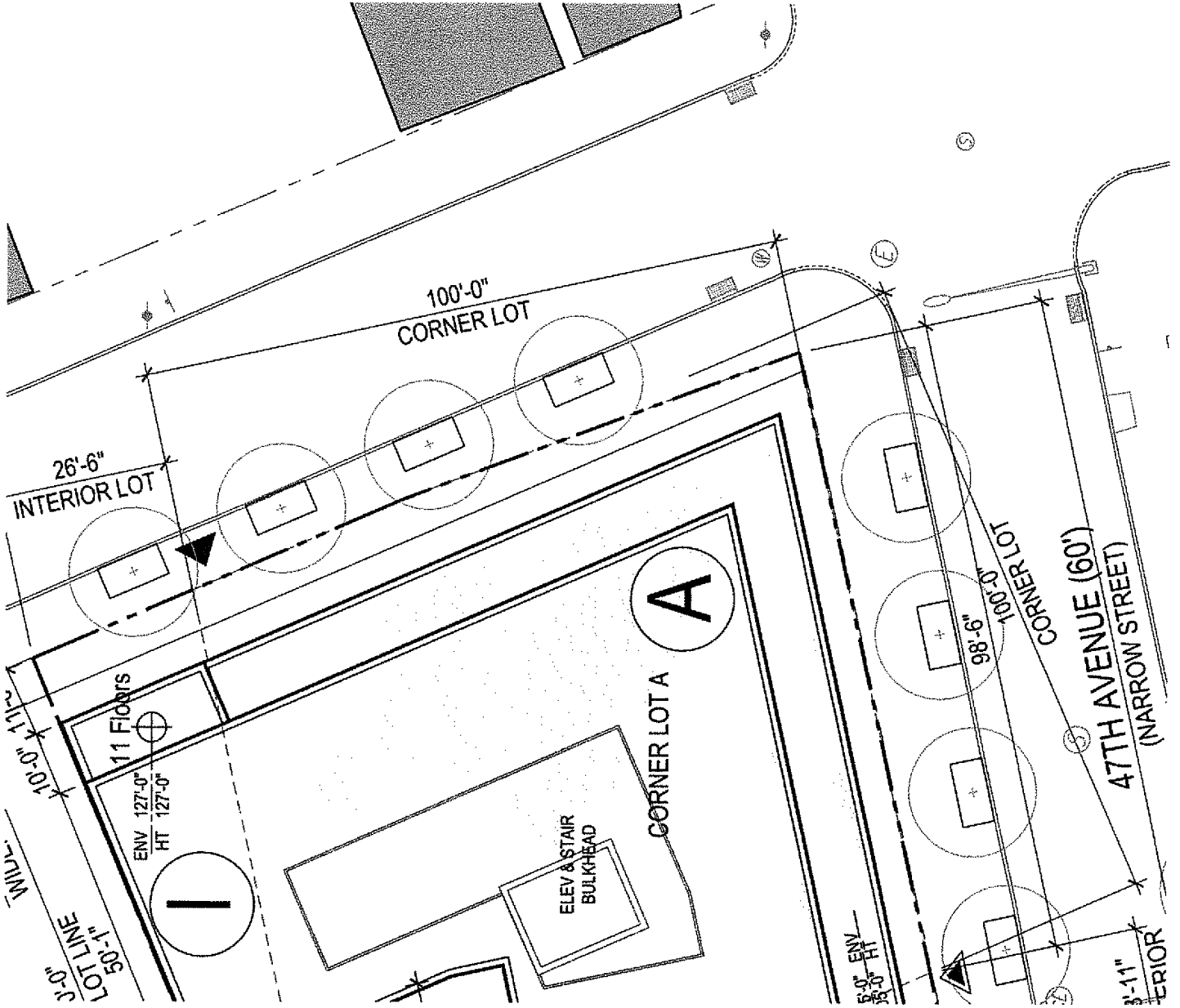
EXHIBIT C
 SECTIONS
 11-20-2019 5 OF 9

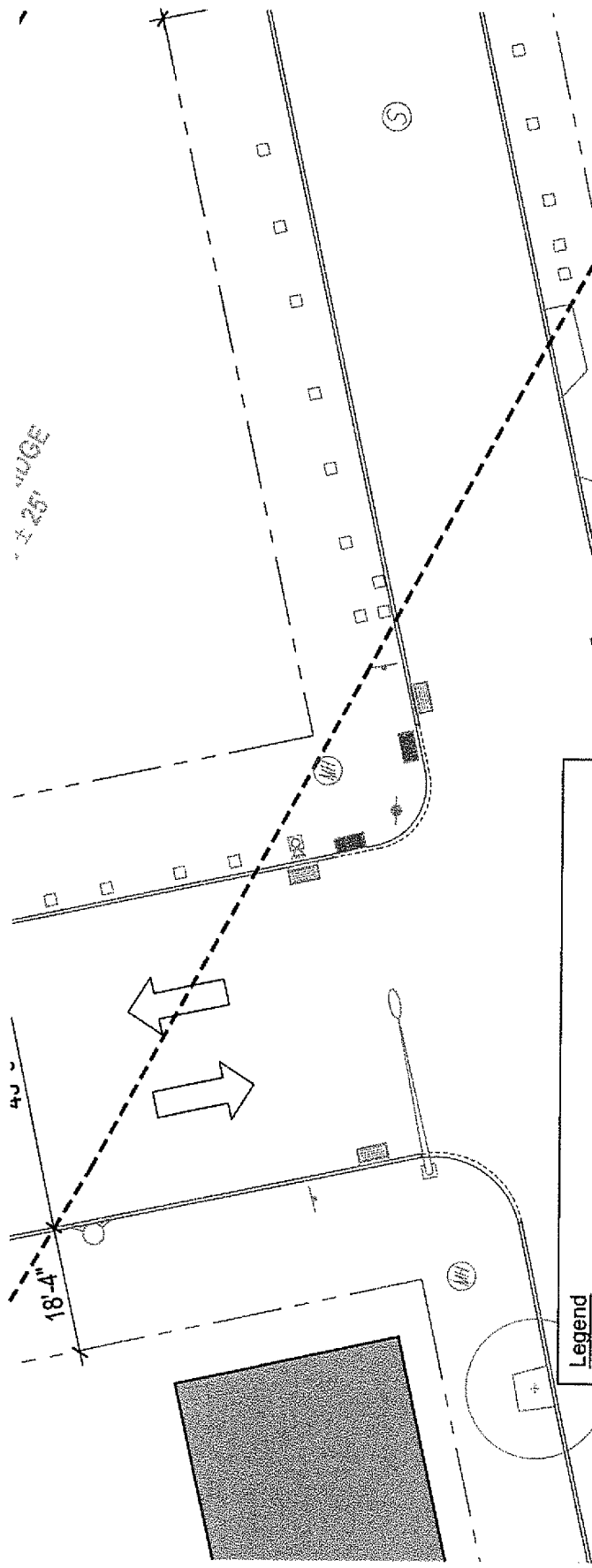
EXHIBIT C
SECTIONS 6 OF 9
11-20-2019

NOV 20 2019	REVISION
OCT 23 2019	REVISION
OCT 10 2019	ULURP MINOR MODIFICATION

Rev Date	Description
AKM ARCHITECTS LLP ARCHITECTS	212.808-0000 148 WEST 24TH STREET NEW YORK NY 10011
MC ENGINEERING D.P.C. MECHANICAL ENGINEERS	(212)-643-9055
MCNAMARA - SALVIA STRUCTURAL ENGINEERS	(212)-246-9800
LANGAN LANDSCAPE CONSULTANTS	(212)-479-5400

Owner
 QB DEVELOPMENT OWNER LLC
 520 MADISON AVENUE SUITE 3501 NEW YORK NY 10022
 Seal & Signature



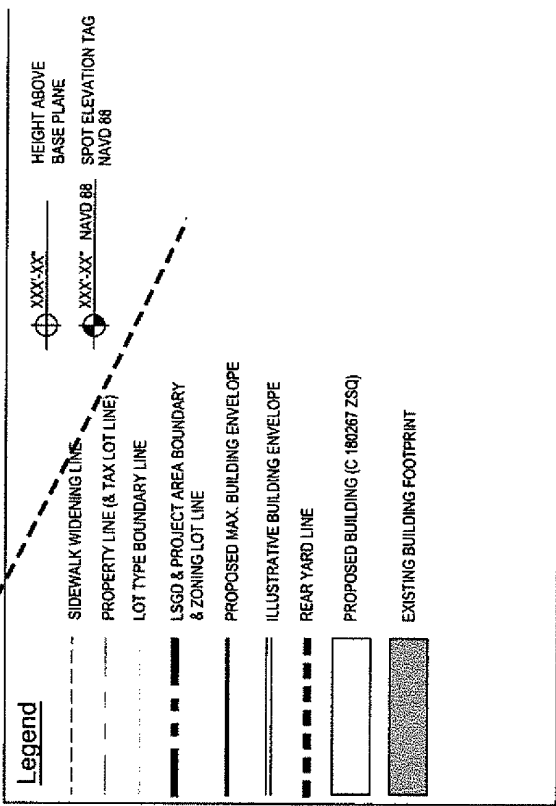
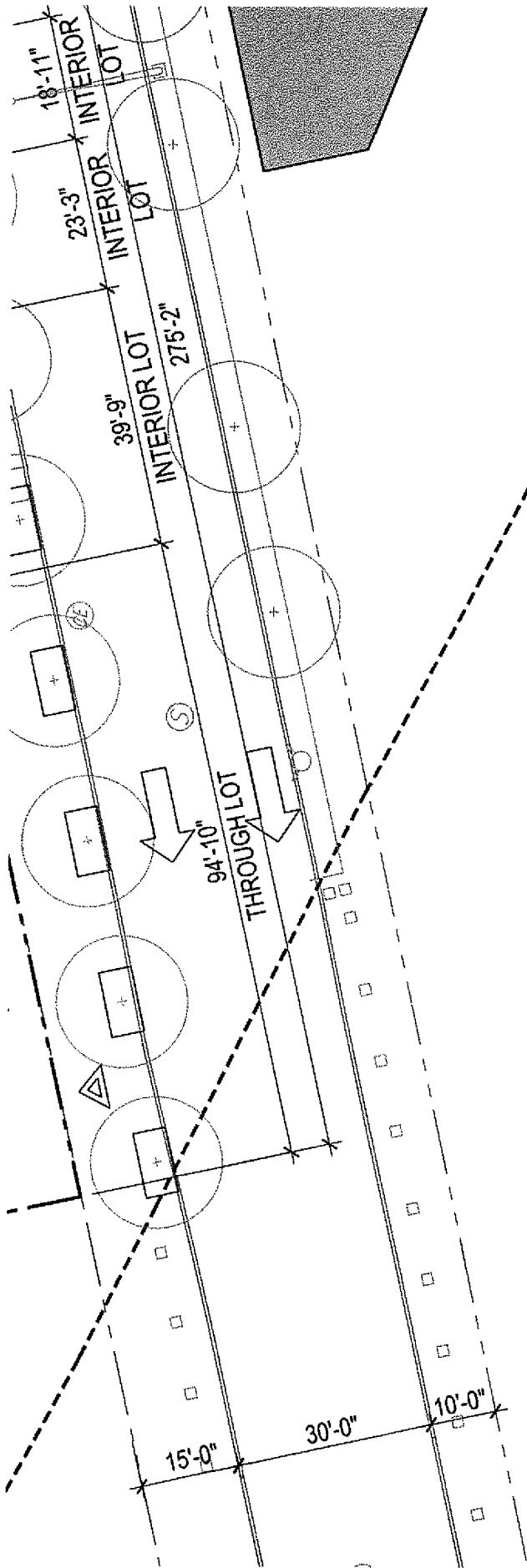


Legend

	CATCH BASIN OR INLET		HYDRANT
	DETECTABLE WARNING PAD		SECURITY CAMERA
	UTILITY POLE		LIGHT POLE
	PIER		MANHOLE
	TRAFFIC SIGNAL		CON. ED. MANHOLE
	SIGN		SANITARY / SEWER MANHOLE
	BOLLARD		ELECTRIC MANHOLE
	DEPRESSED CURB		WATER MANHOLE

TOTAL LOT COVERAGE INCLUDING CORNER LOTS	
LOT COVERAGE	LOT AREA
36,672 SF	71,900 SF
LOT COVERAGE EXCLUDING CORNER LOTS	
LOT COVERAGE	LOT AREA
20,091 SF	51,583 SF

EXHIBIT C
 SECTIONS 7 OF 9
 11-20-2019

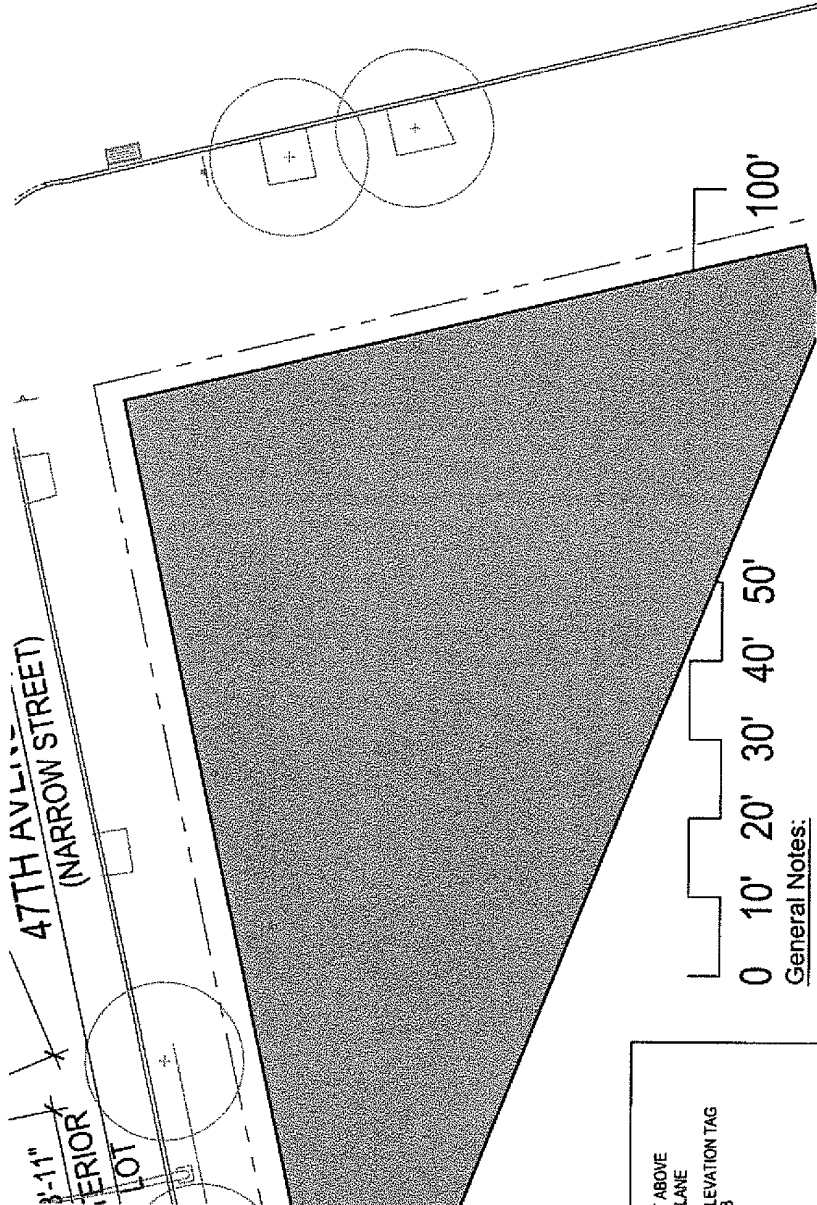


LOT COVERAGE TABLE	LOT AREA	LOT COVERAGE	TOTAL LOT COVERAGE PERCENTAGE
CORNER LOT A	10,084 SF	8,620 SF	85%
CORNER LOT B	10,233 SF	8,671 SF	85%
THROUGH LOT C	17,849 SF	7,549 SF	42%
INTERIOR LOT D	5,636 SF	1,714 SF	30%
INTERIOR LOT E	11,099 SF	3,590 SF	32%
INTERIOR LOT F	8,563 SF	2,782 SF	32%
INTERIOR LOT G	2,637 SF	1,584 SF	60%
INTERIOR LOT H	2,101 SF	1,364 SF	65%
INTERIOR LOT I	1,794 SF	1,508 SF	84%
INTERIOR LOT J	1,904 SF	0 SF	0%

NOTE: TOTAL LOT AREA INCLUDES THE SIDEWALK WIDENING SURFACE.

3E LOTS	LOT COVERAGE PERCENTAGE
LOT AREA	51%
1,900 SF	
1 LOTS	LOT COVERAGE PERCENTAGE
LOT AREA	39%
1,563 SF	

EXHIBIT C
SECTIONS 8 OF 9
11-20-2019

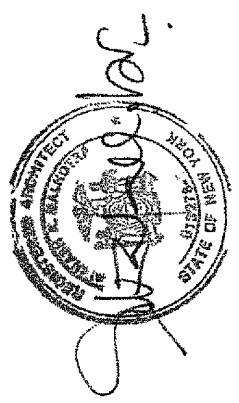


1" ABOVE
PLANE
ELEVATION TAG
8

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Seal & Signature

EXHIBIT C
SECTIONS 9 OF 9
11-20-2019



PROJECT:

69-02 QUEENS
BOULEVARD
QUEENS NEW YORK CITY

LOT COVERAGE
PLAN

Date
Scale 1/16"=1'-0"
Project Number
Drawing Number

Z-51

CAD File Number
Page 18

10/25/2018

EXHIBIT C
SEE 9 SECTIONS ATTACHED

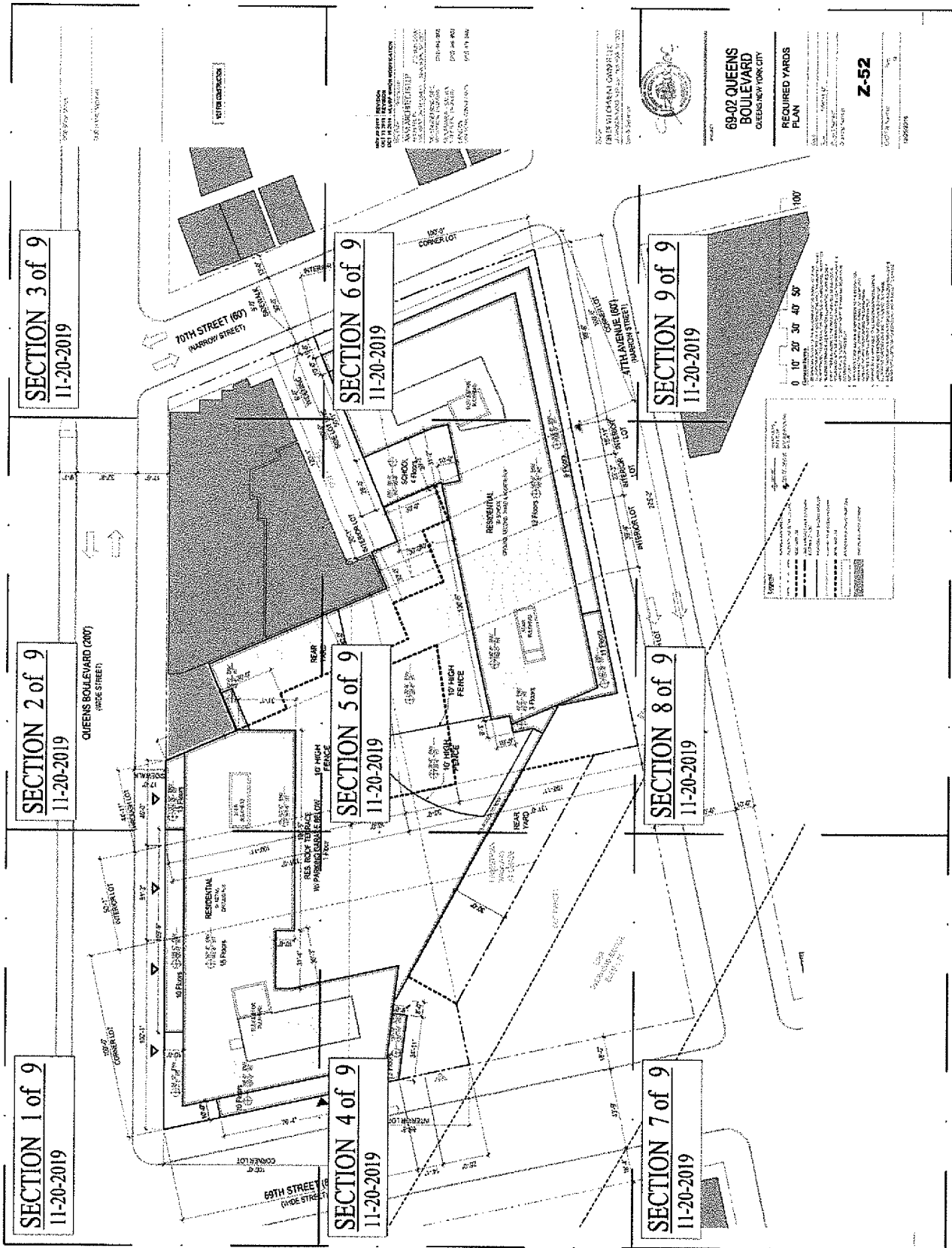
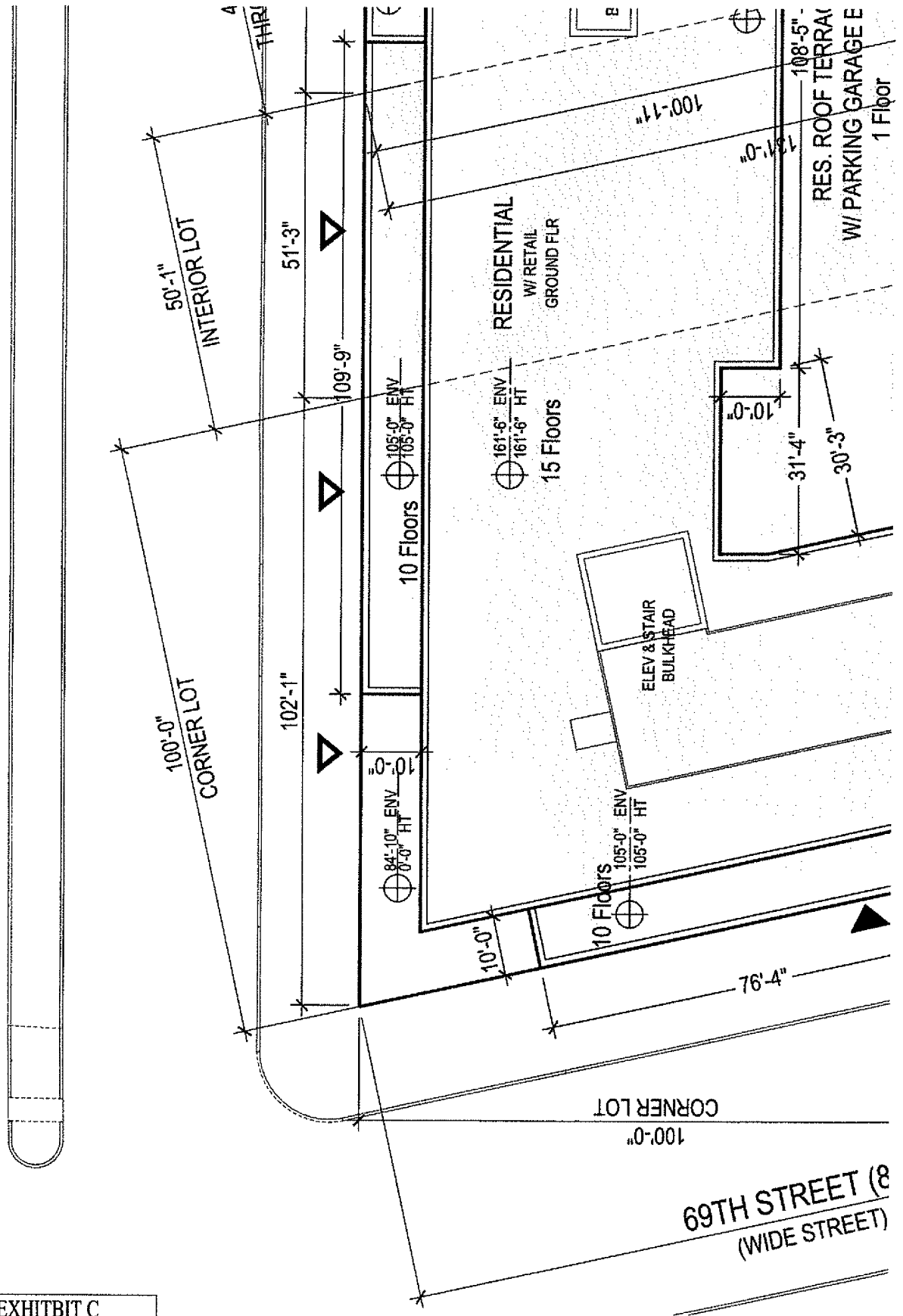
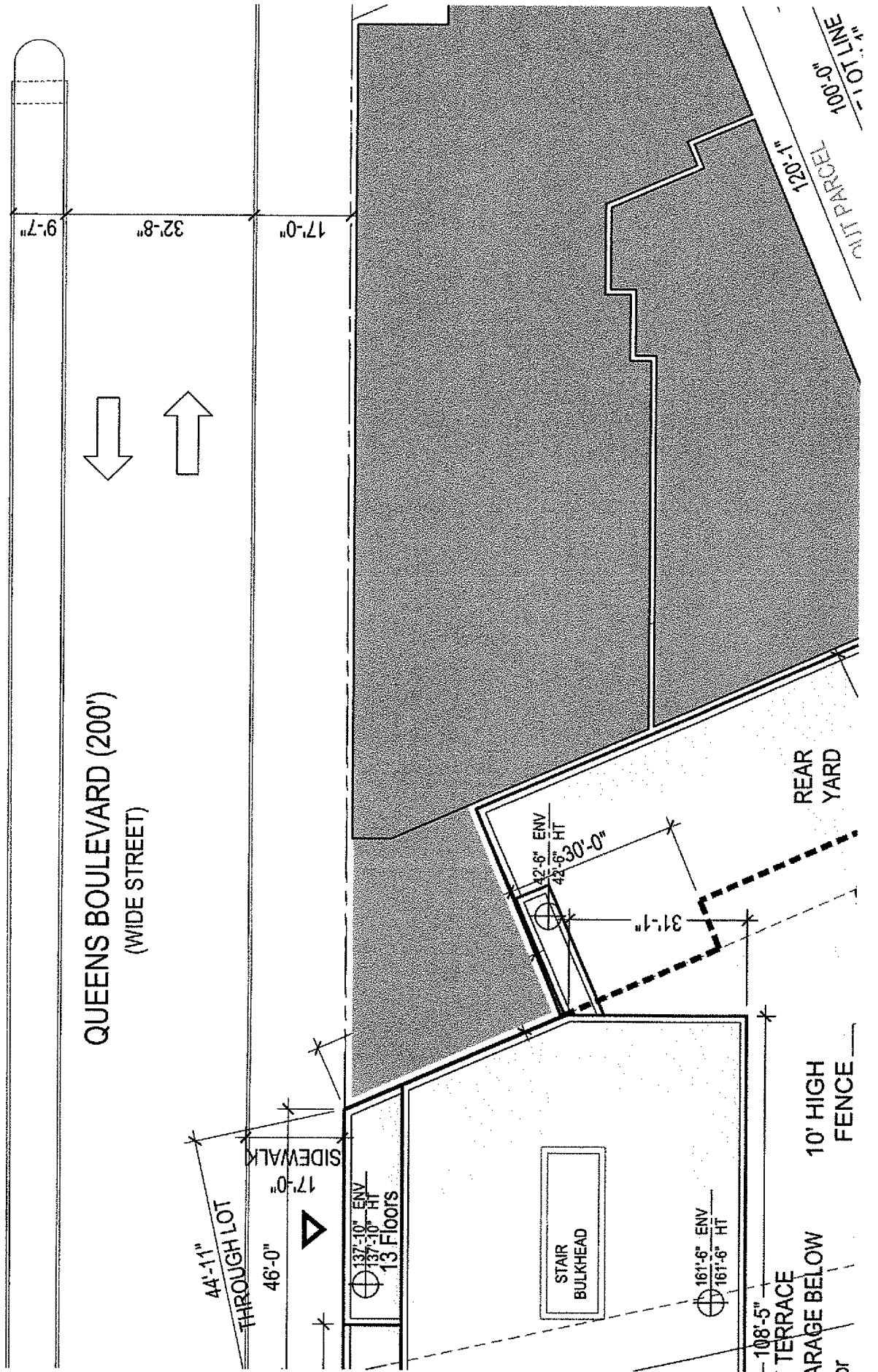


EXHIBIT C
 SECTIONS 1 OF 9
 11-20-2019

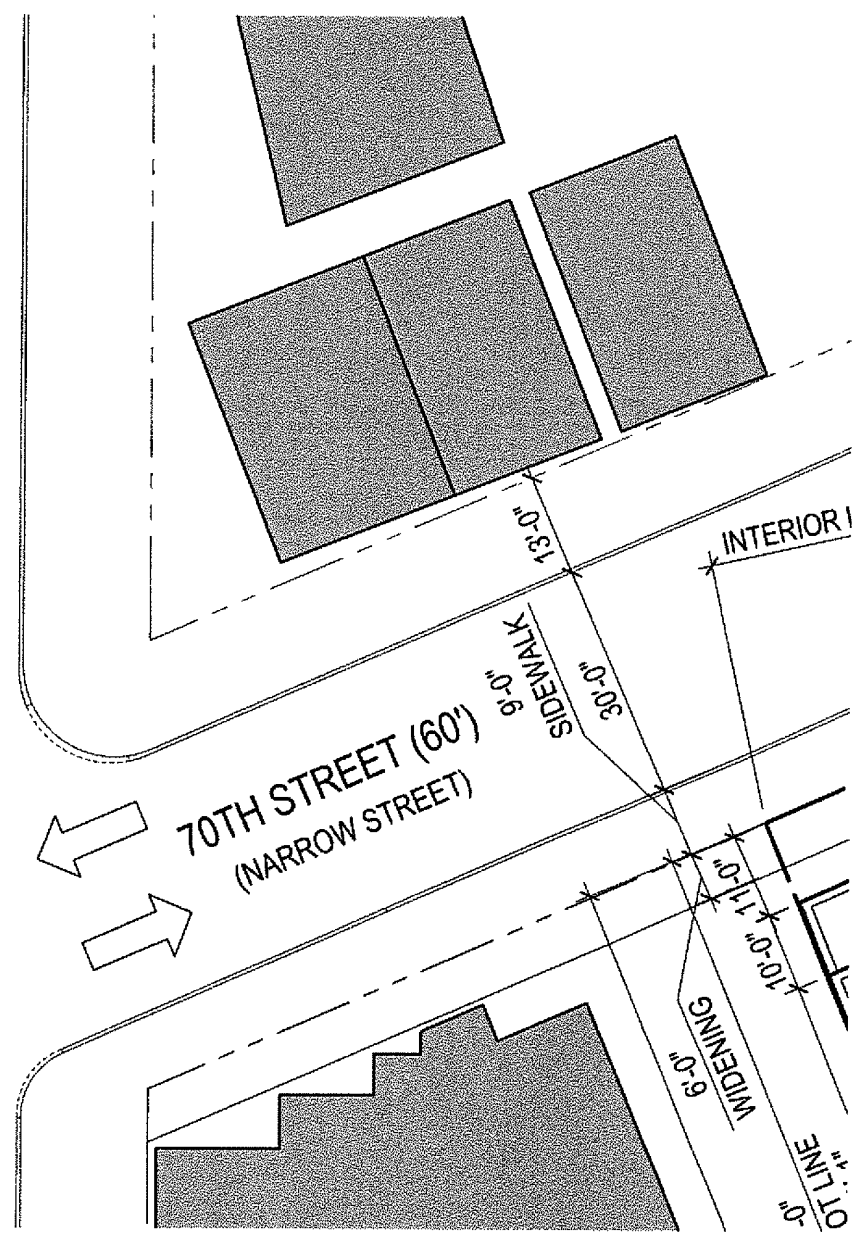




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DOB Stamp/ Signature

NOT FOR CONSTRUCTION



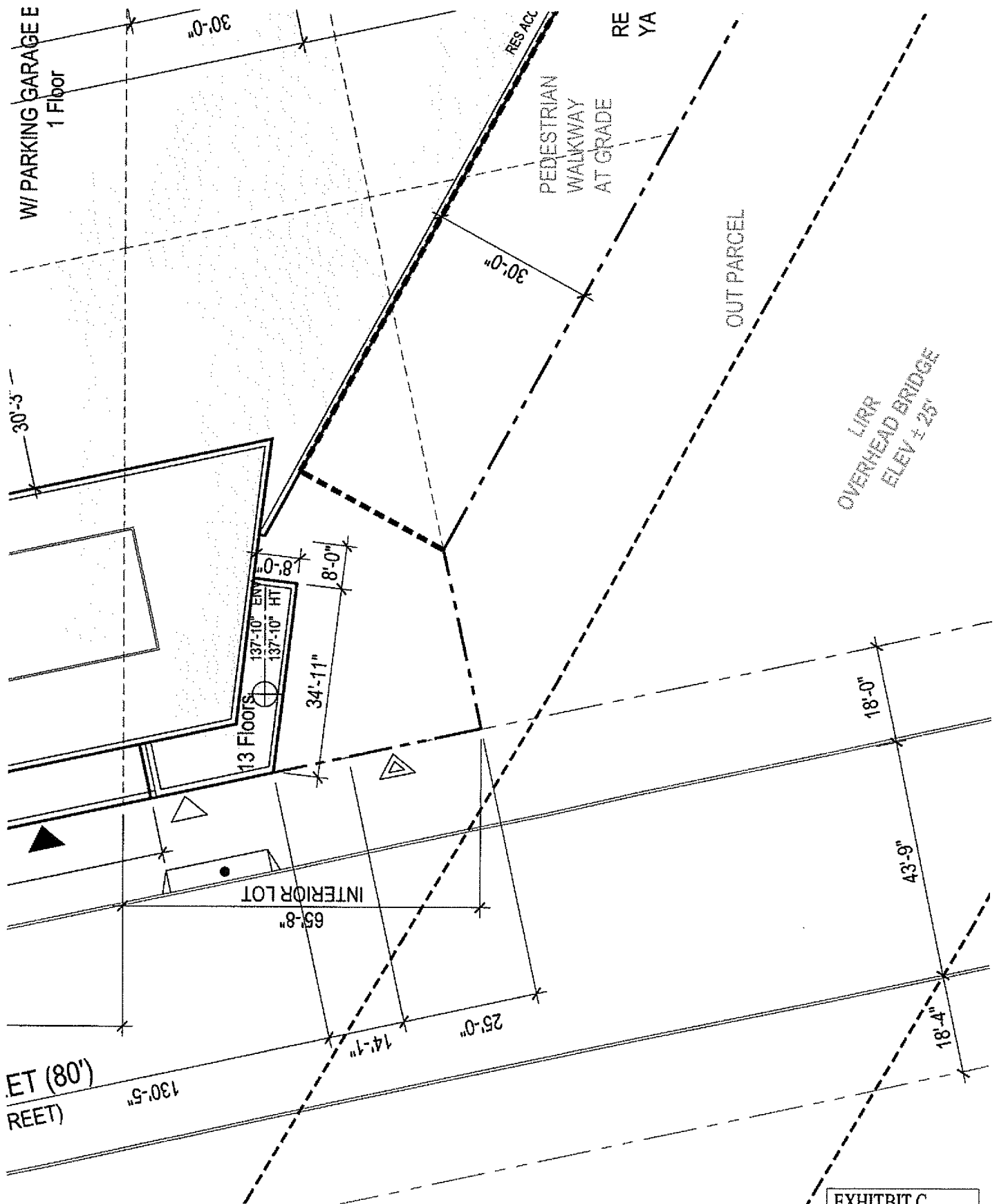
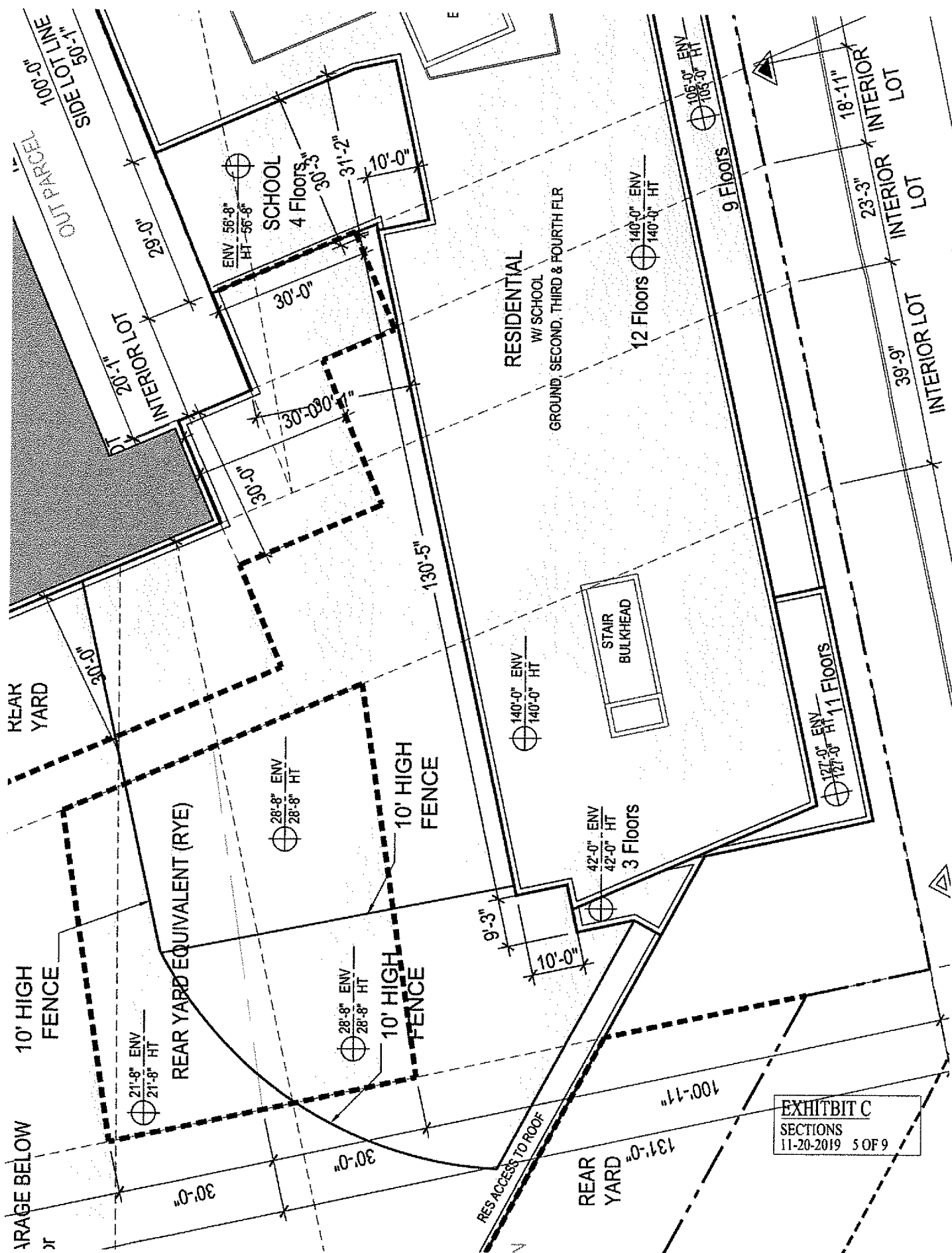
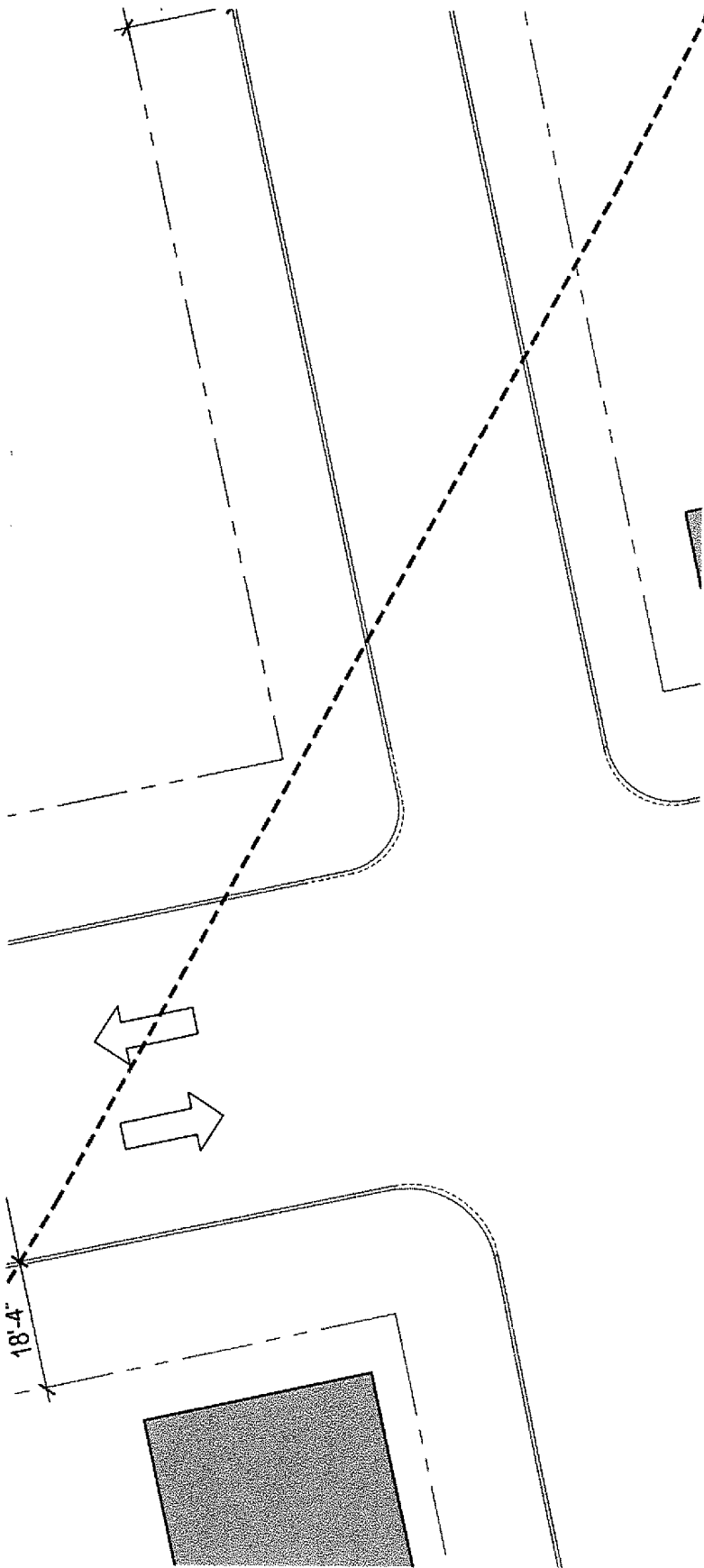


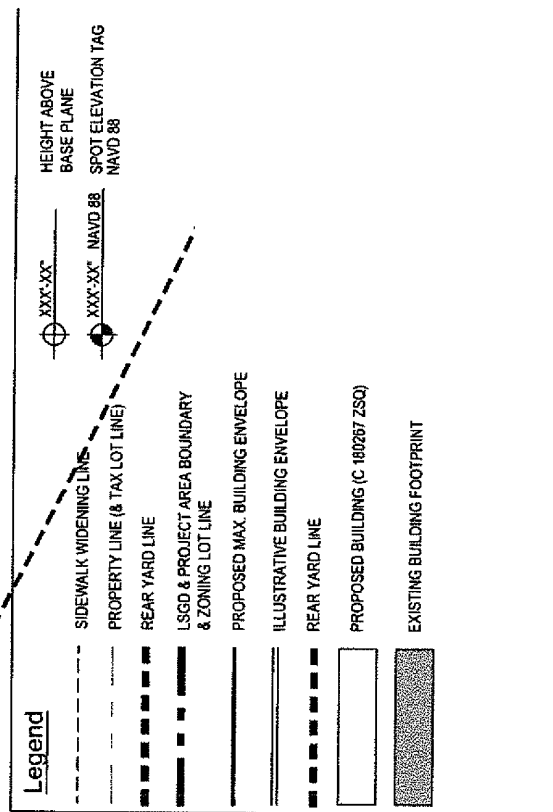
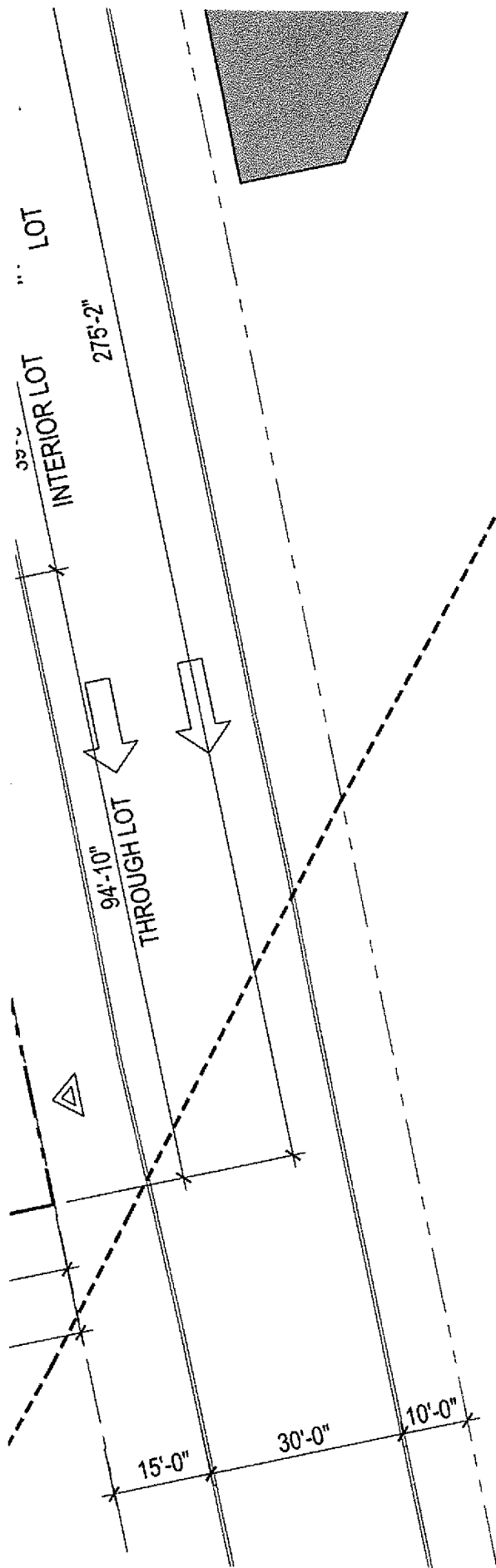
EXHIBIT C

SECTIONS

11-20-2019 4 OF 9







PROJECT:

69-02 QUEENS
BOULEVARD
QUEENS NEW YORK CITY

10.1101/2017.05.01.132711v1 [v1; not certified by peer review] (2017-05-01)

REQUIRED YARDS PLAN

Date _____

Scale 1/16"=1'-0"

Project Number

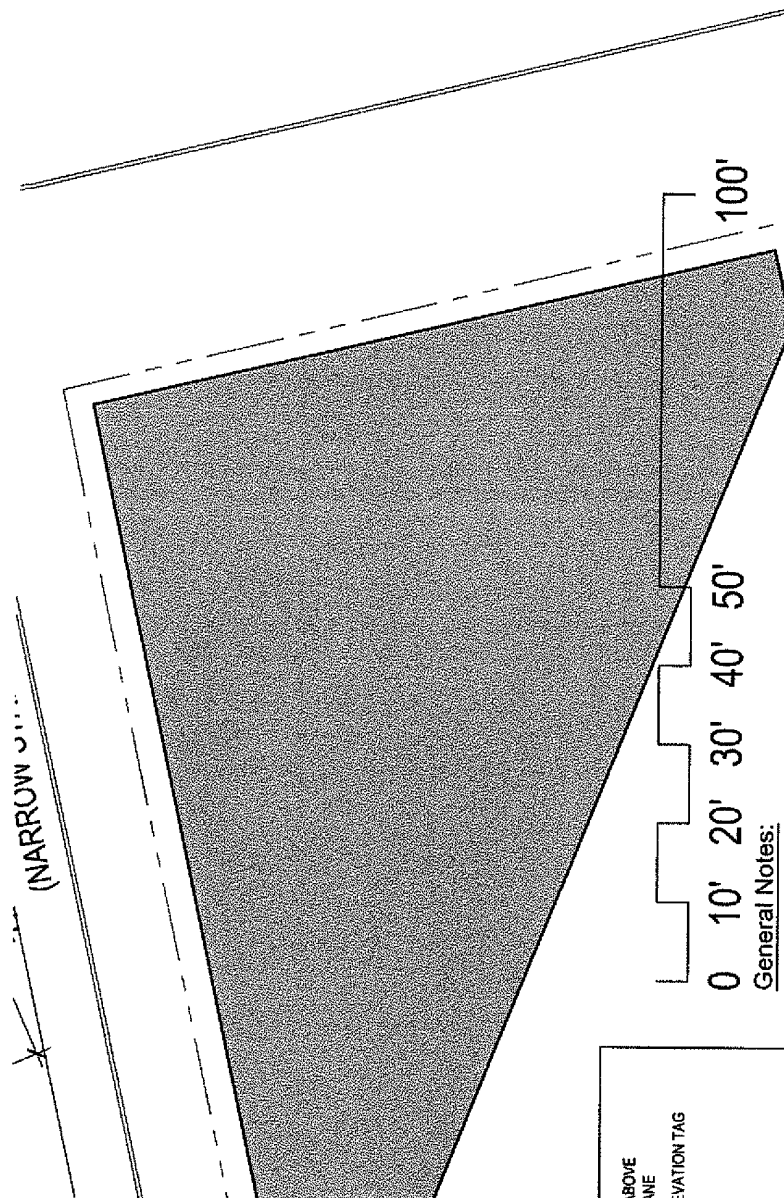
Drawing Number

25-N

CAD File Number

Page 19

10/25/2018



ABOVE
ANE
EVALUATION TAG

General Notes:

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EXHIBIT C
SECTIONS 1 OF 9
10-10-2019

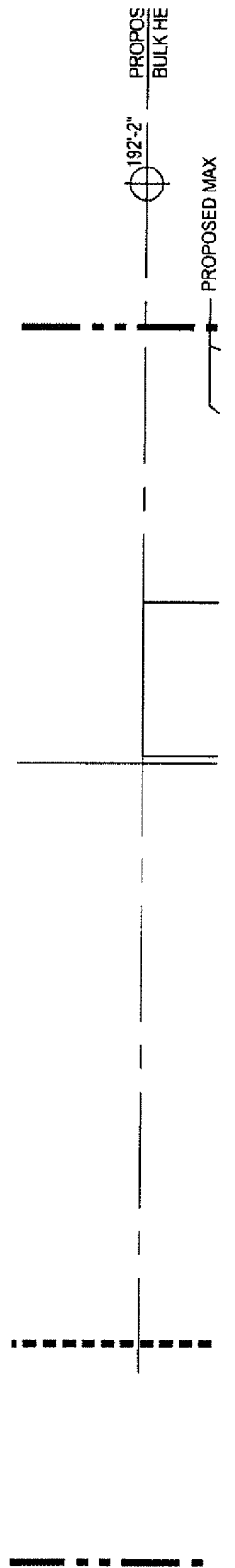
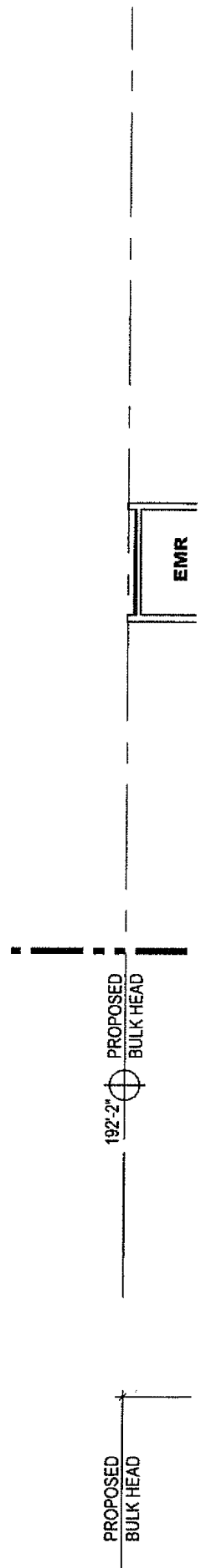


EXHIBIT C
SECTIONS 2 OF 9
10-10-2019





DOB BScan Sticker

DOB Stamp/ Signature

NOT FOR CONSTRUCTION

EXHIBIT C
SECTIONS 3 OF 9
10-10-2019



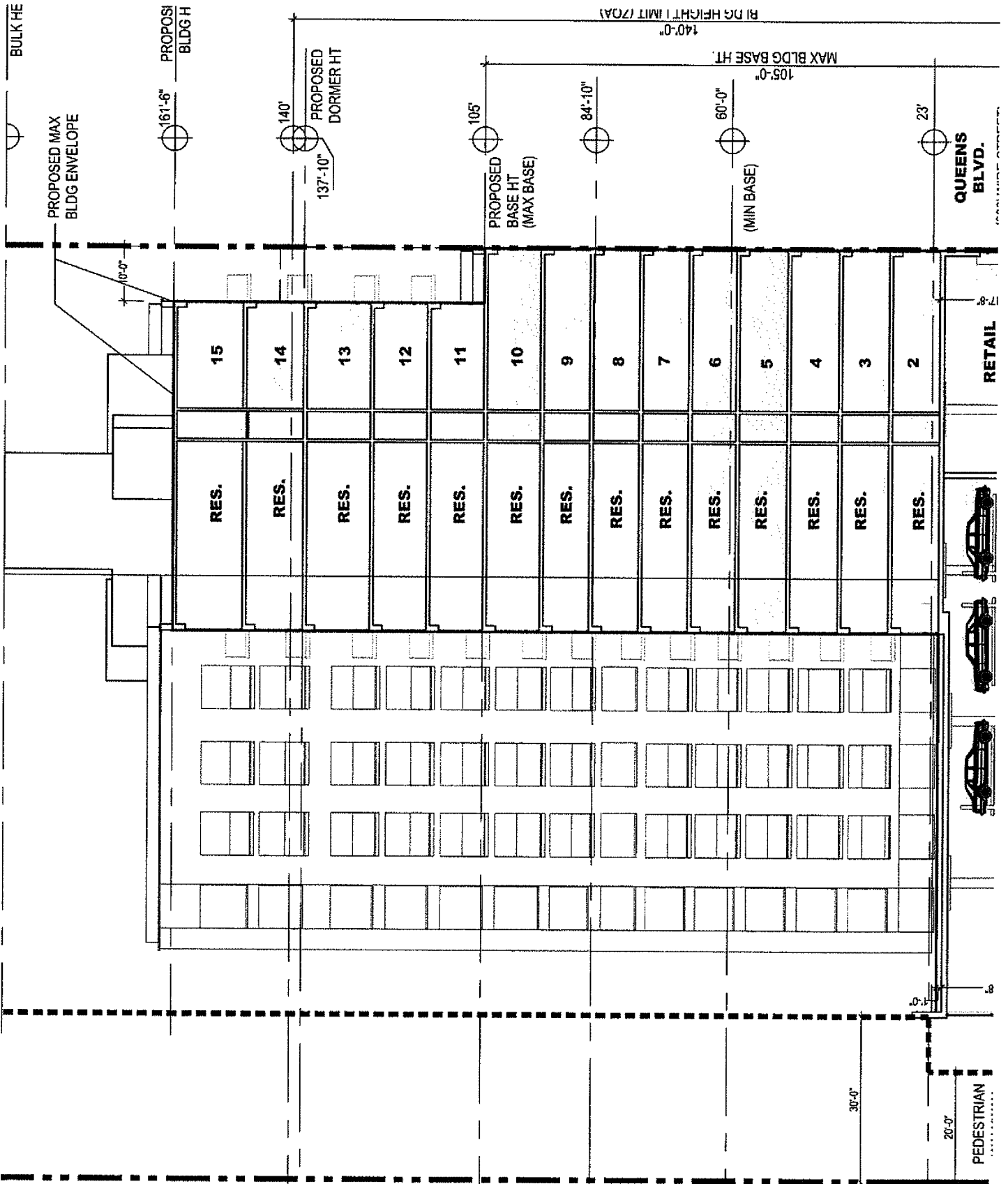


EXHIBIT C
 SECTIONS
 10-10-2019 4 OF 9

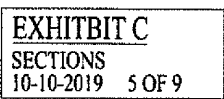


EXHIBIT C
SECTIONS 6 OF 9
10-10-2019

OCT 10 2019 ULURP MINOR MODIFICATION

Rev Date	Description
AKM ARCHITECTS LLP	
ARCHITECTS	212 808-0000
148 WEST 24TH STREET	NEW YORK NY 10011
MG ENGINEERING D.P.C.	
MECHANICAL ENGINEERS	(212)-643-9055
McNAMARA - SALVIA	
STRUCTURAL ENGINEERS	(212)-246-9800
LANGAN	
LANDSCAPE CONSULTANTS	(212)-479-5400

Owner

QB DEVELOPMENT OWNER LLC
 520 MADISON AVENUE SUITE 3501 NEW YORK NY 10022

Seal & Signature

**ADJACENT
 PROPERTY
 IN PROGRESS**

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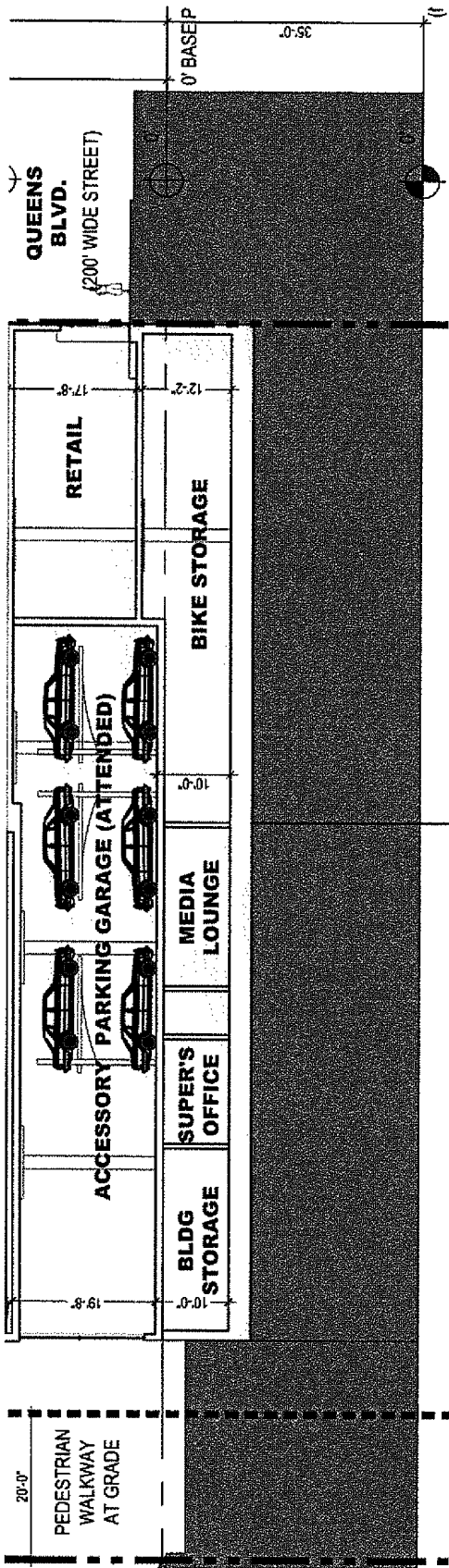
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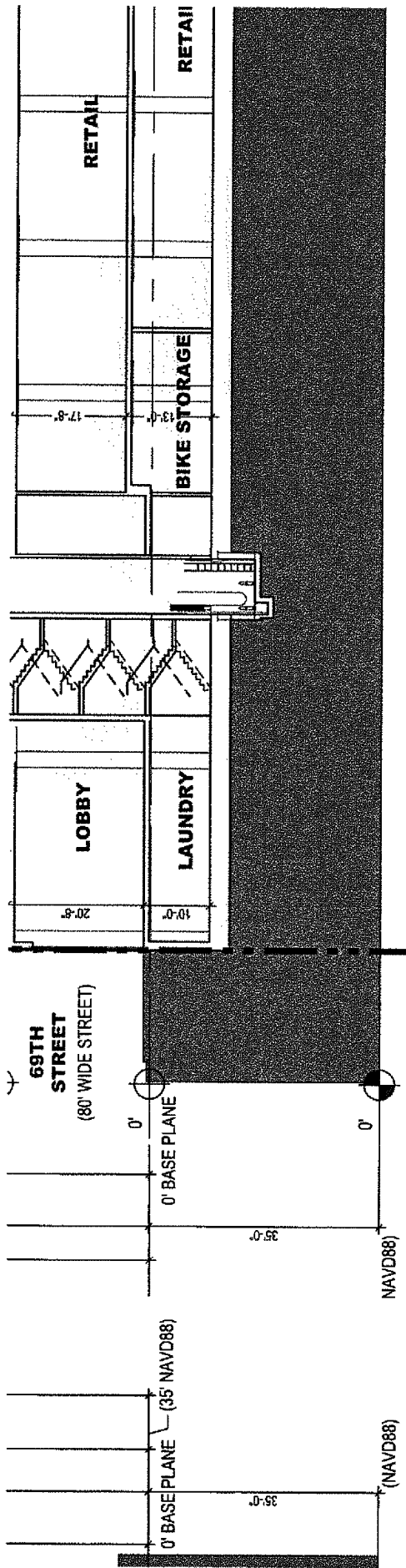
WEST TOWER - NORTH-SOUTH SECTION

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SCALE: 1/16" = 1'-0"

EXHIBIT C

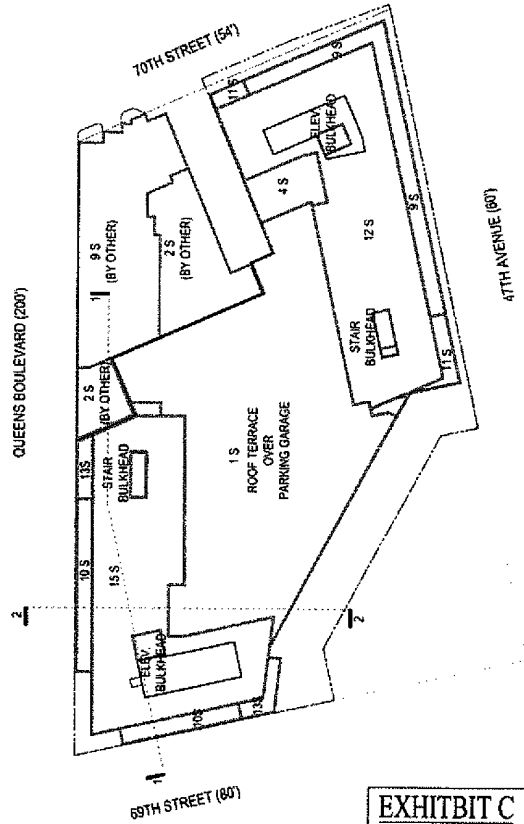
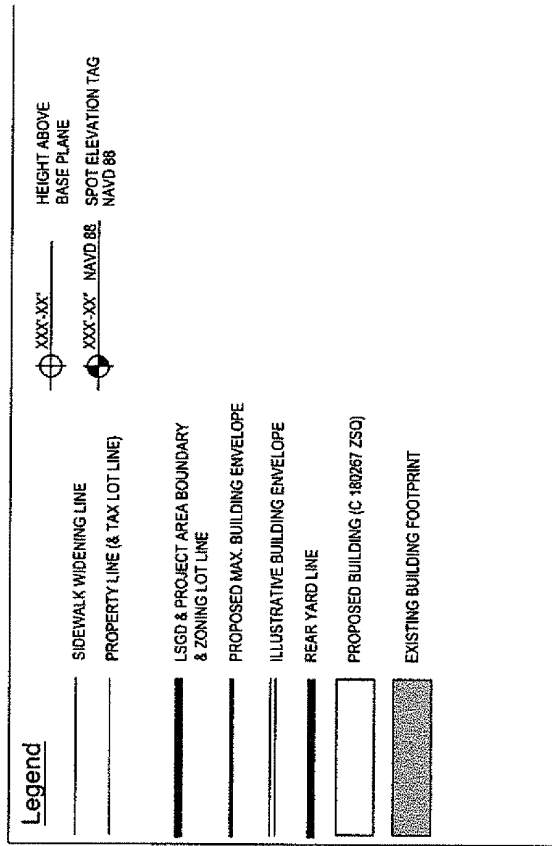
SECTIONS 7 OF 9
10-10-2019

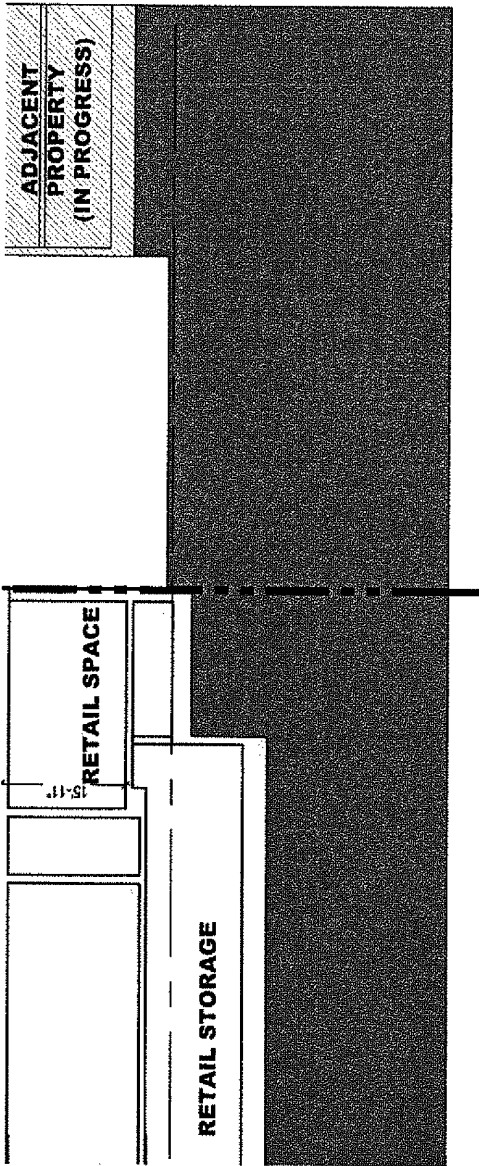


WEST TOWER - EAST-WEST SECTION

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SCALE: 1/16" = 1'-0"





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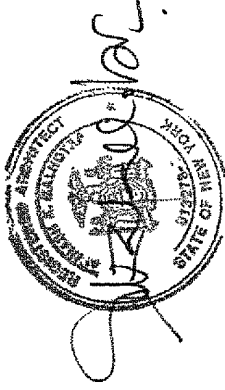
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Seal & Signature

EXHIBIT C
SECTIONS 9 OF 9
10-10-2019



PROJECT:

69-02 QUEENS
BOULEVARD
QUEENS NEW YORK CITY

WAIVER SECTIONS -
WEST TOWER

Date

Scale 1/16"=1'-0"

Project Number

Drawing Number

Z-60

CAD File Number

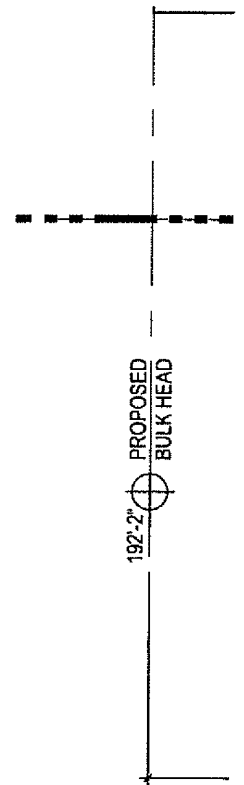
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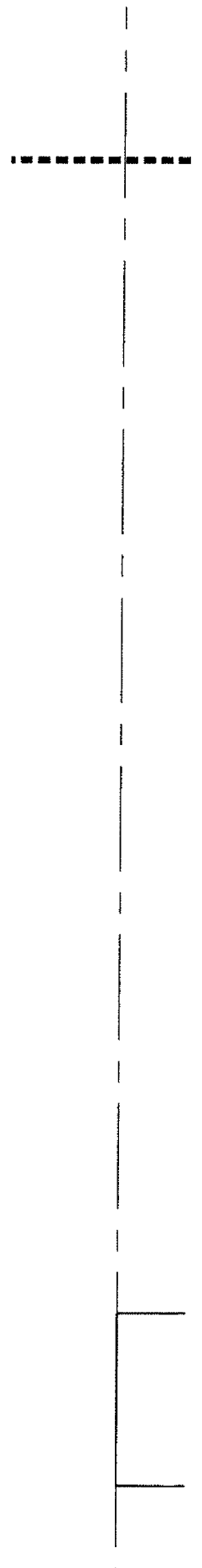
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10/25/2018

WILLIAMSON COUNTY

EXHIBIT C
SECTIONS 1 OF 9
10-10-2019





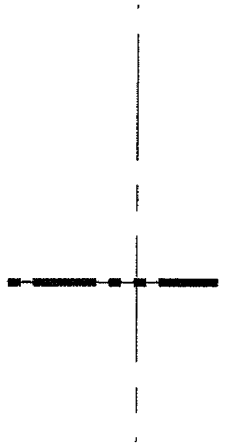


DOB BScan Sticker

DOB Stamp/ Signature

NOT FOR CONSTRUCTION

EXHIBIT C
SECTIONS 3 OF 9
10-10-2019



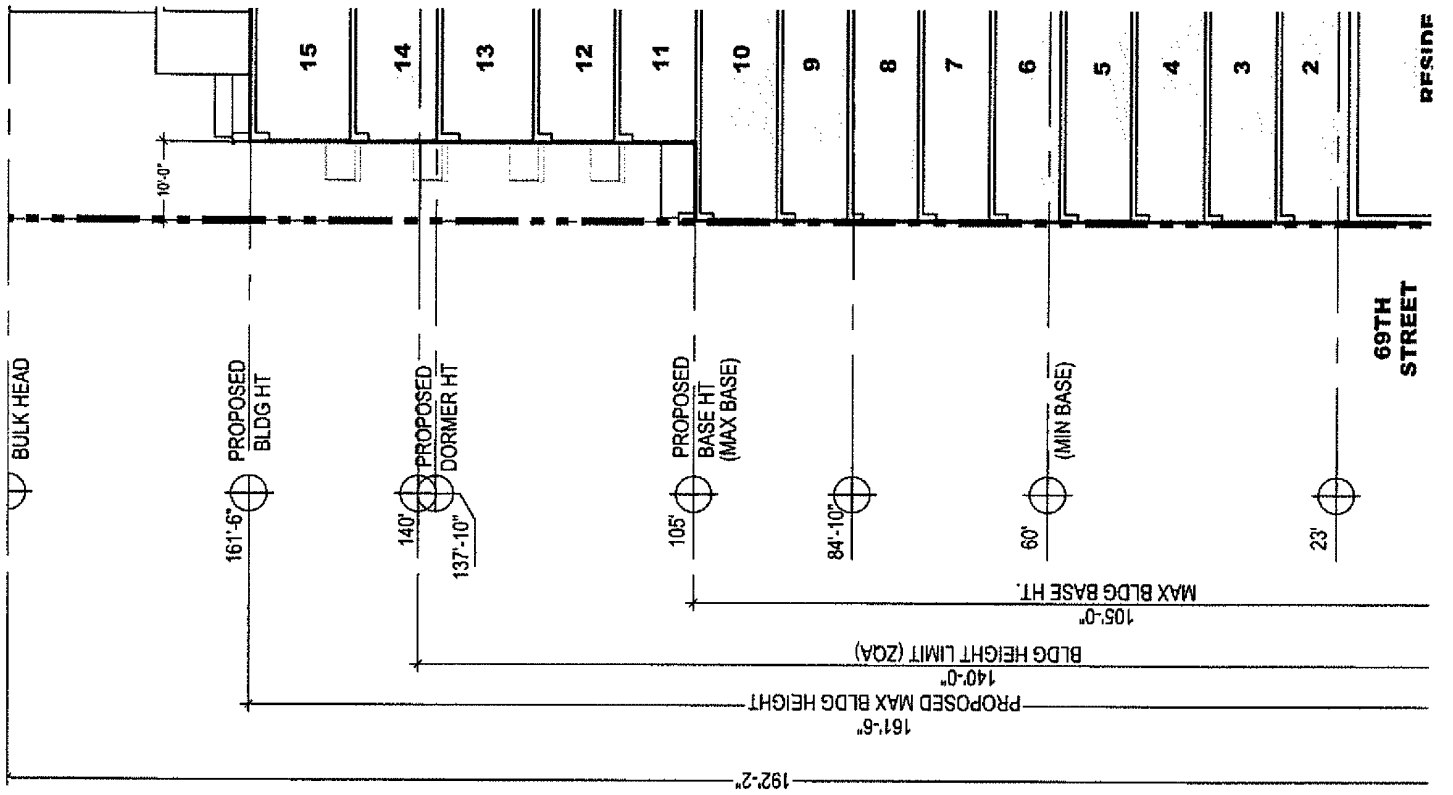
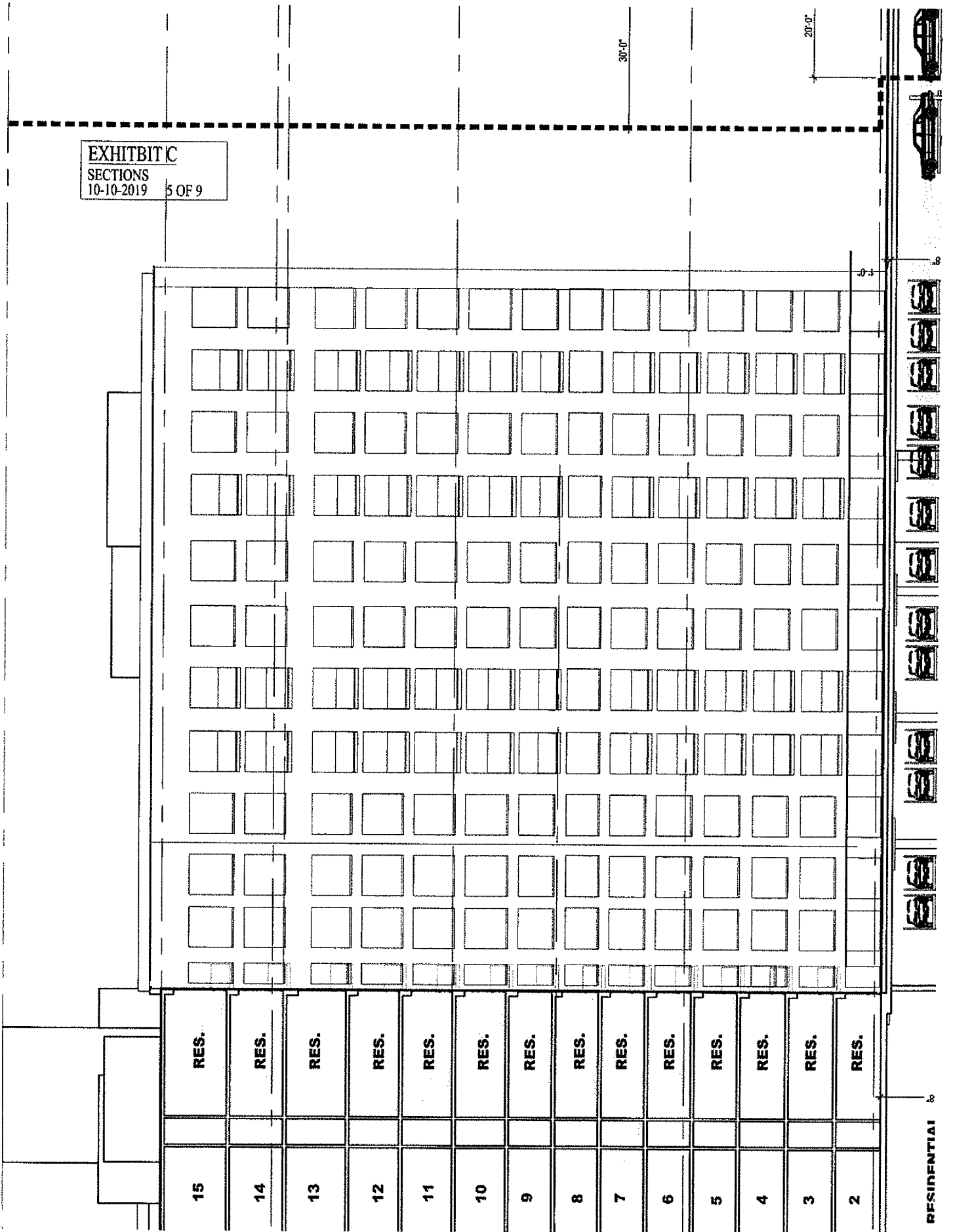


EXHIBIT C
SECTIONS
10-10-2019 5 OF 9

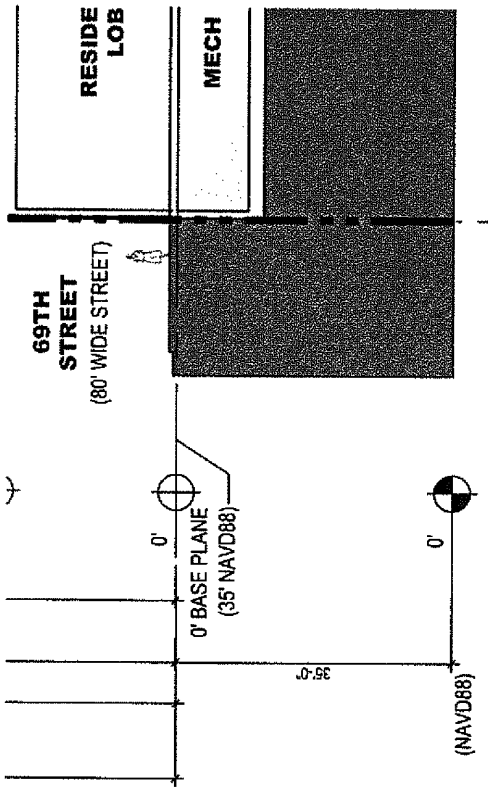


RESIDENTIAL

OCT 10 2019 ULURP MINOR MODIFICATION

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148 WEST 24TH STREET	NEW YORK NY 10011	
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Seal & Signature

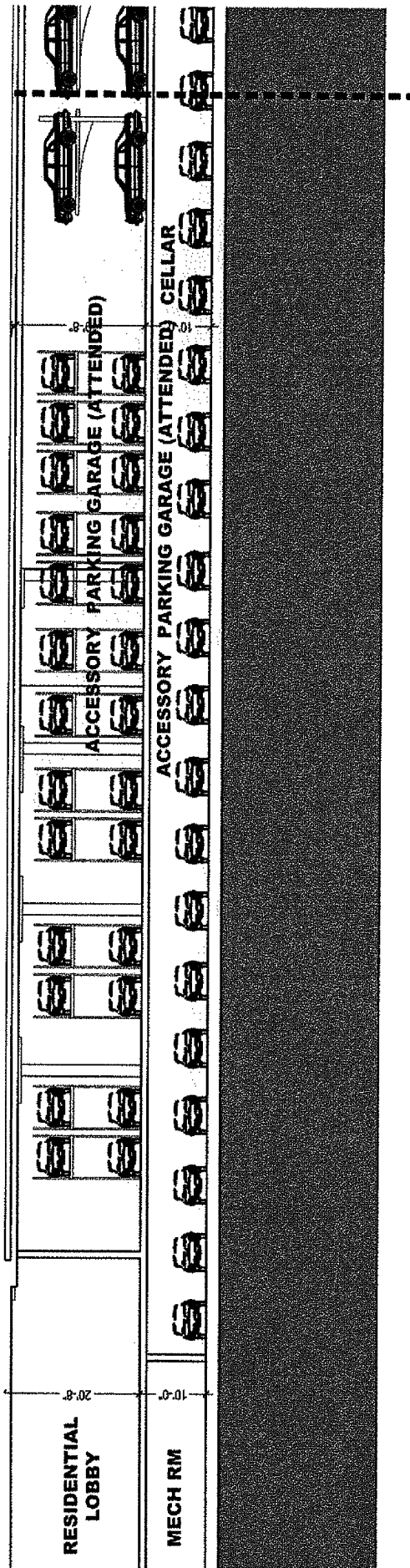


WEST TOWER - E

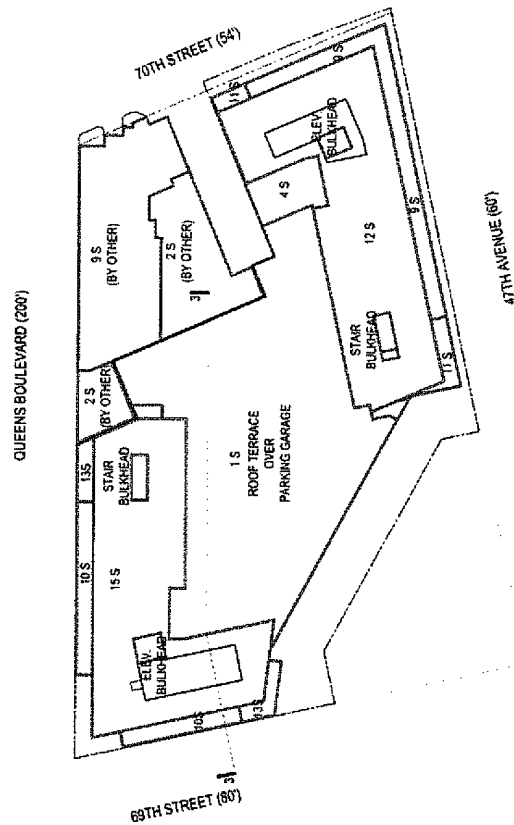
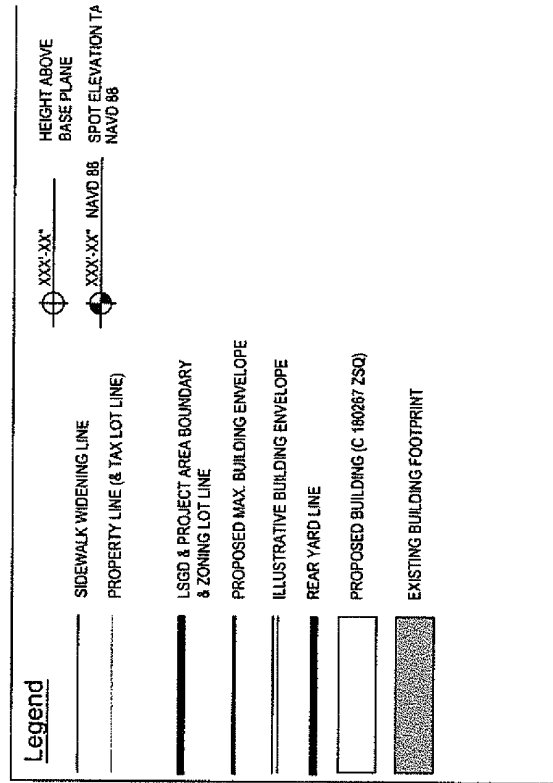
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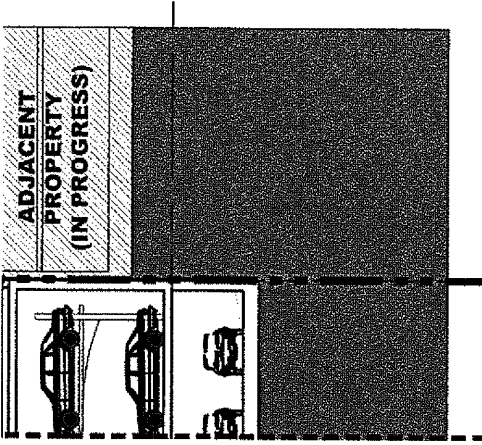
SCALE: 1/16" = 1'-0"

EXHIBIT C
SECTIONS 7 OF 9
10-10-2019

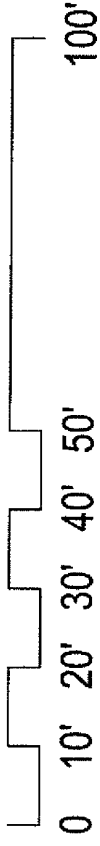


IER - EAST-WEST SECTION





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3/88

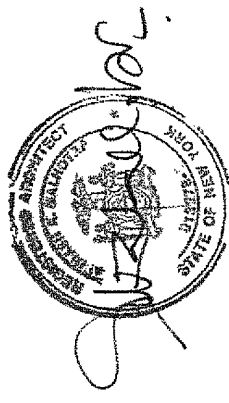


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Seal & Signature

EXHIBIT C
SECTIONS 9 OF 9
10-10-2019



PROJECT:

69-02 QUEENS
BOULEVARD
QUEENS NEW YORK CITY

WAIVER SECTIONS -
WEST TOWER

Date	
Scale	1/16"=1'-0"
Project Number	
Drawing Number	

Z-61

CAD File Number	Page
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69-02 QUEENS
BOULEVARD
QUEENS NEW YORK CITY

WAIVER SECTIONS -
WEST TOWER

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SECTION 3 of 9
10-10-2019

SECTION 2 of 9
10-10-2019

SECTION 1 of 9
10-10-2019

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10-10-2019

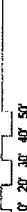
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10-10-2019

SECTION 4 of 9
10-10-2019

SECTION 9 of 9
10-10-2019

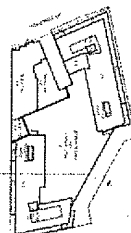
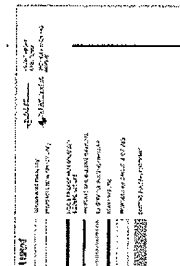
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10-10-2019

SECTION 7 of 9
10-10-2019



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4 WEST TOWER - SOUTH-NORTH SECTION

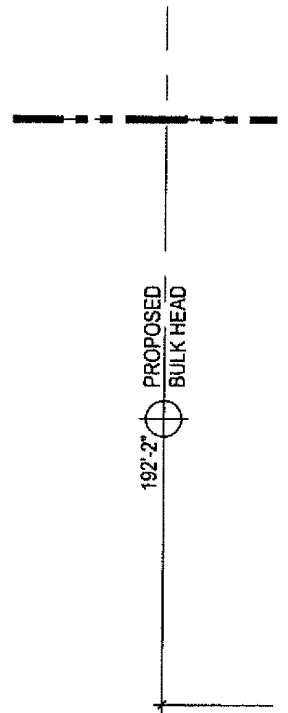
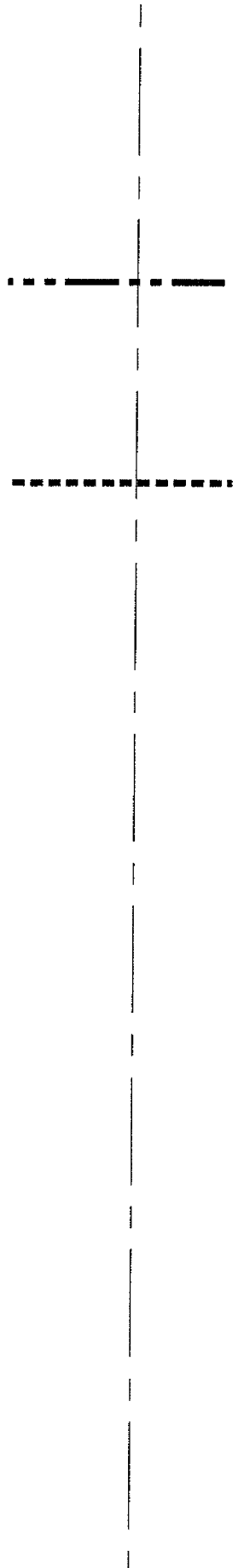


EXHIBIT C
SECTIONS 1 OF 9
10-10-2019



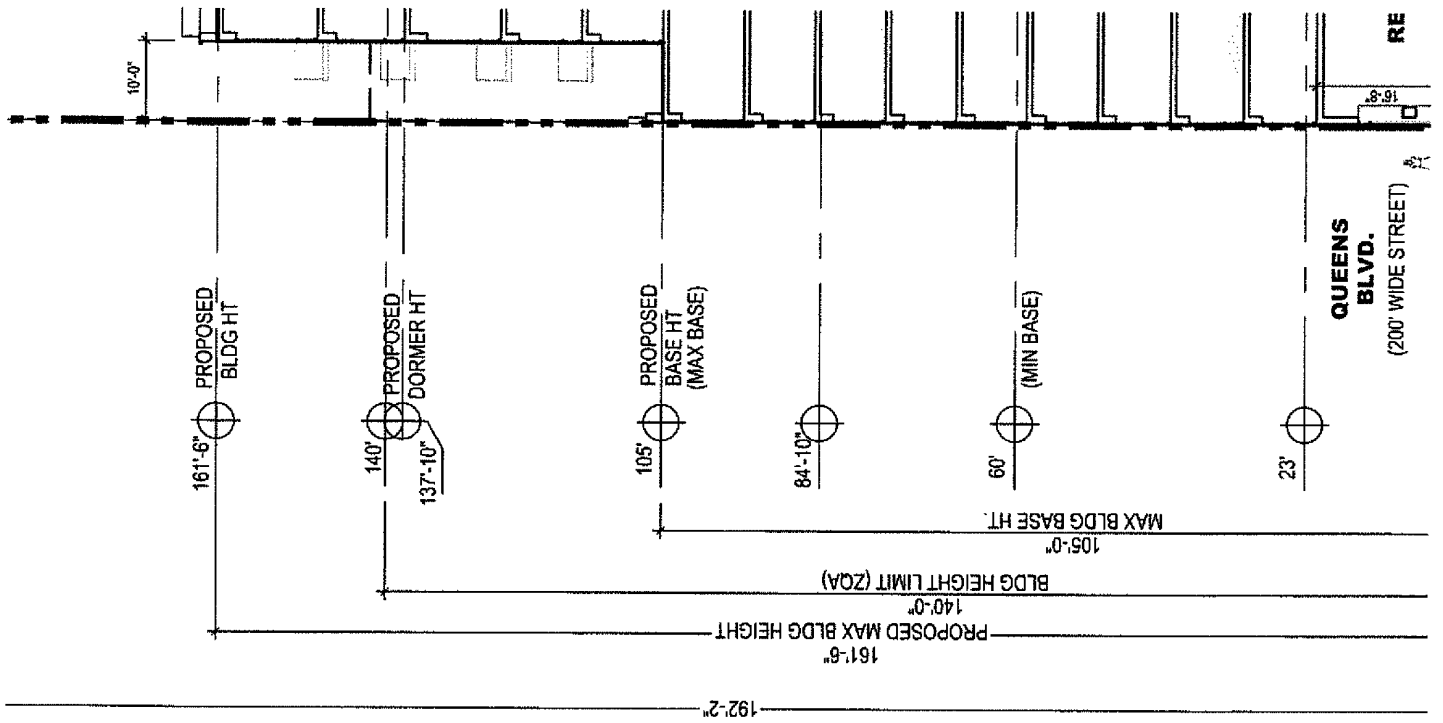


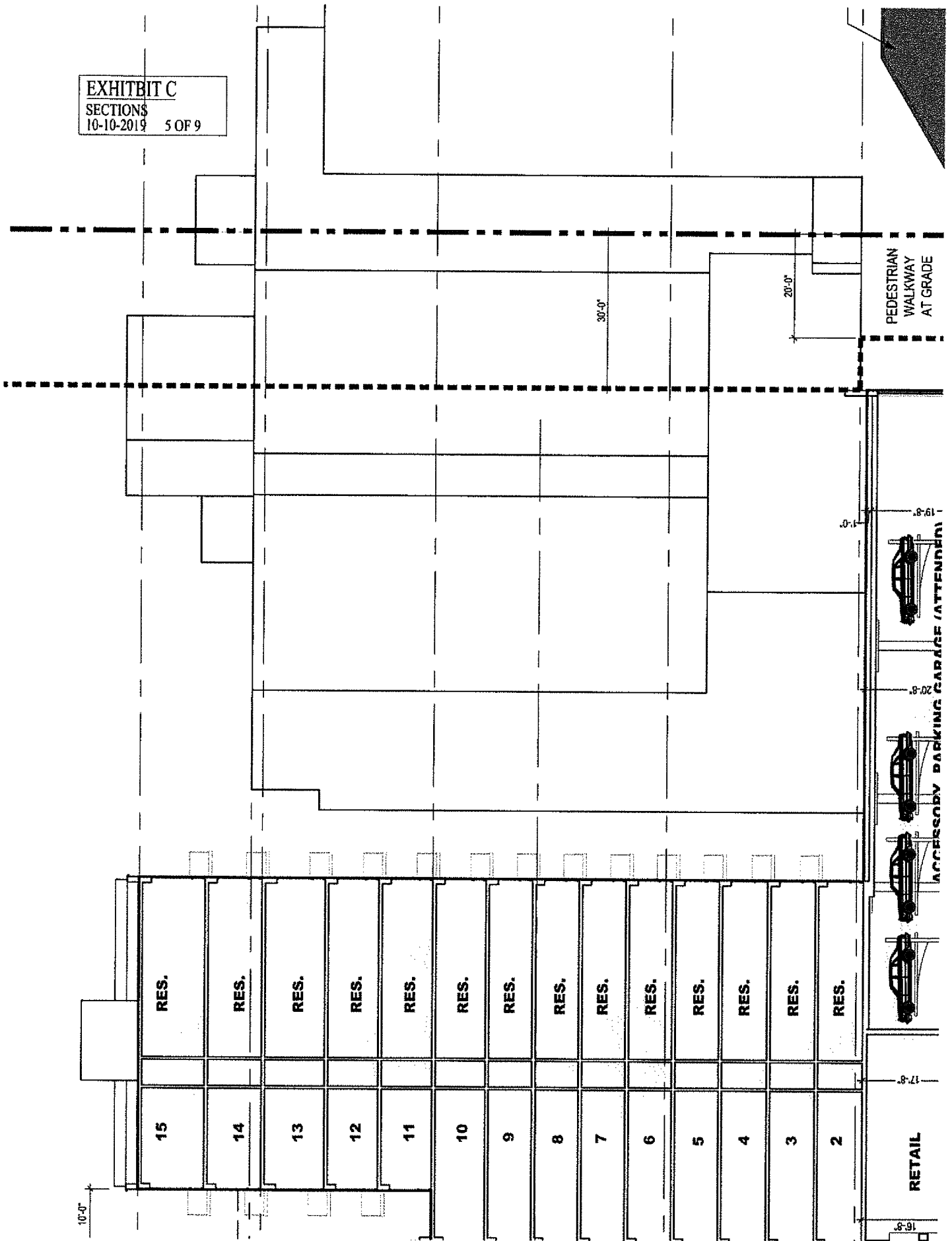
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DOB Stamp/ Signature

NOT FOR CONSTRUCTION

EXHIBIT C
SECTIONS 3 OF 9
10-10-2019





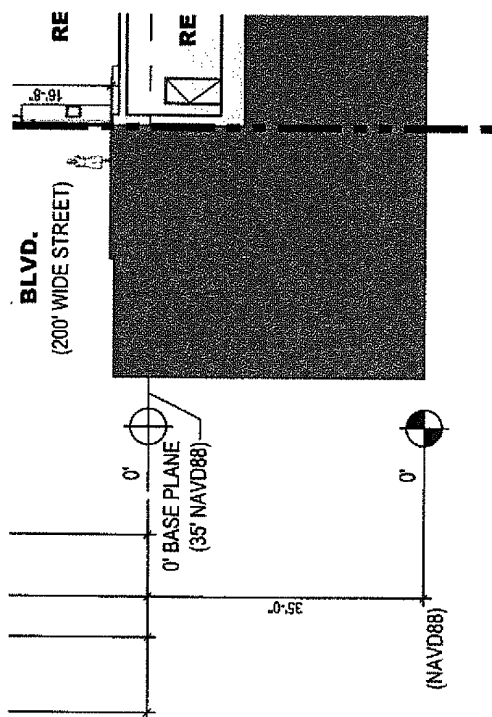
OCT 10 2019 ULURP MINOR MODIFICATION

Rev Date	Description
AKM ARCHITECTS LLP ARCHITECTS 148 WEST 24TH STREET NEW YORK NY 10011	212 808-0000
MC ENGINEERING D.P.C. MECHANICAL ENGINEERS	(212)-643-9055
MCMAMARA - SALVIA STRUCTURAL ENGINEERS	(212)-246-9800
LANGAN LANDSCAPE CONSULTANTS	(212)-479-5400

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Owner
QB DEVELOPMENT OWNER LLC
520 MADISON AVENUE SUITE 3501 NEW YORK NY 10022

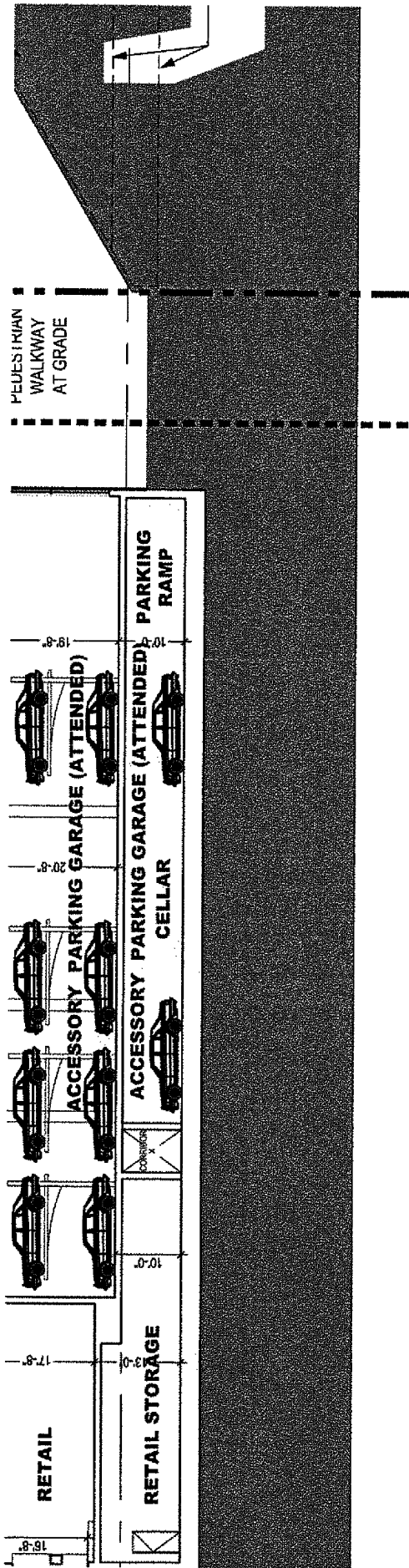
Seal & Signature



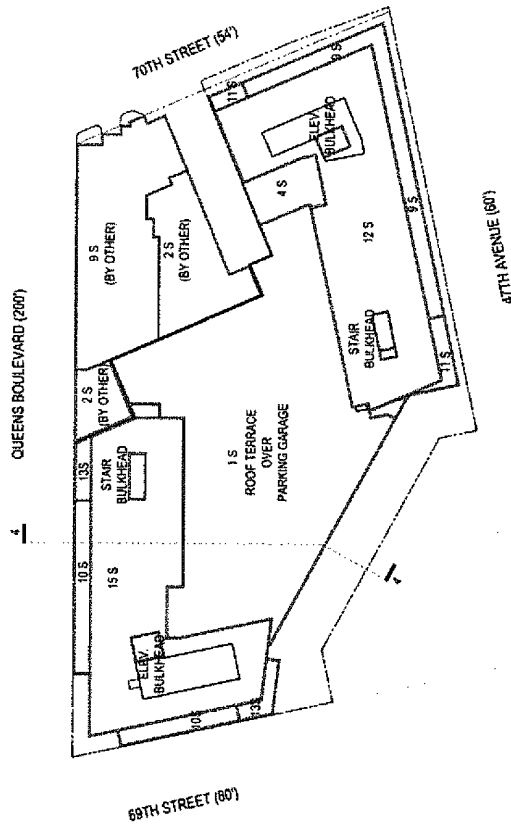
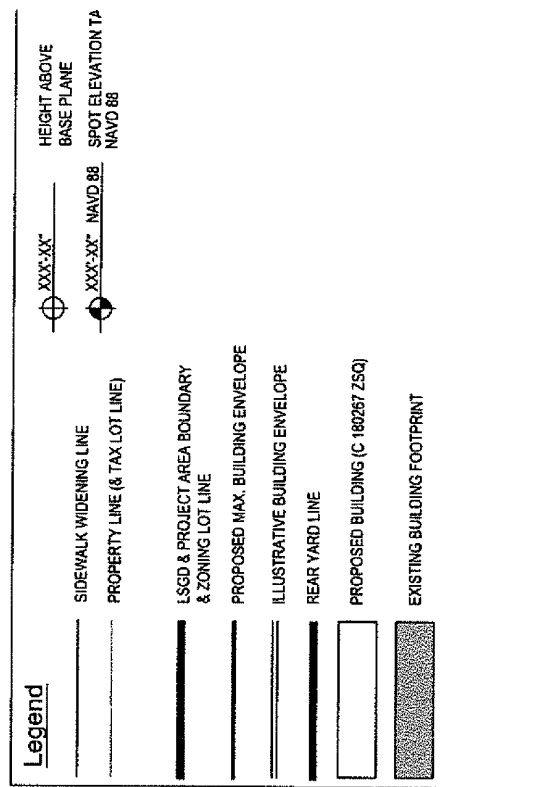
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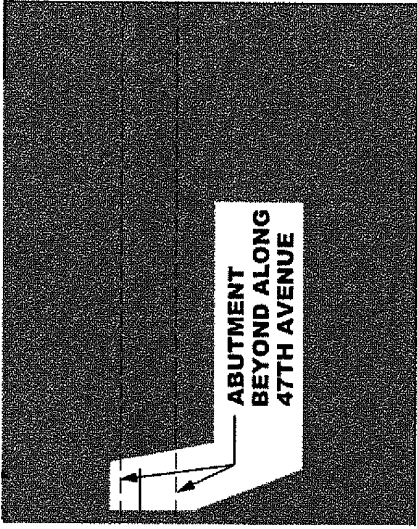
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EXHIBIT C
SECTIONS 7 OF 9
10-10-2019



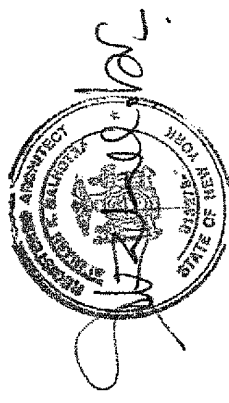
LOWER - SOUTH-NORTH SECTION





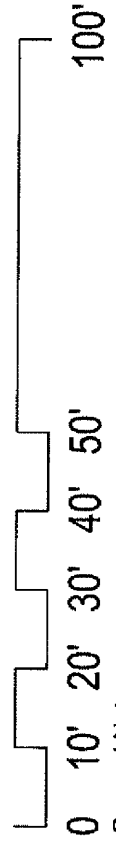
Seal & Signature

EXHIBIT C
SECTIONS 9 OF 9
10-10-2019



PROJECT:

69-02 QUEENS
BOULEVARD
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WAIVER SECTIONS -
WEST TOWER

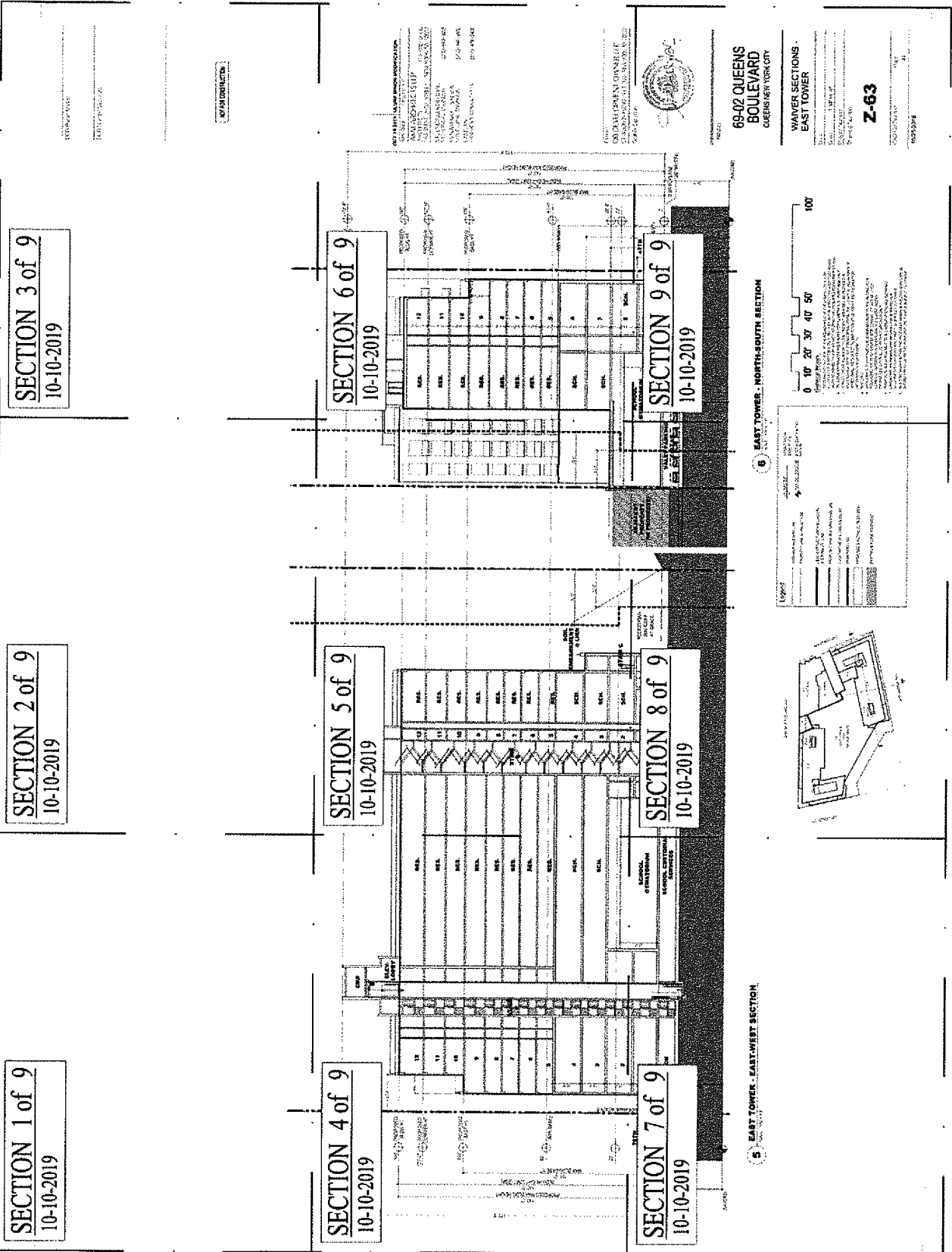
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Project Number	
Drawing Number	

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EXHIBIT C
SEE 9 SECTIONS ATTACHED





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EXHIBIT C
SECTIONS 3 OF 9
10-10-2019



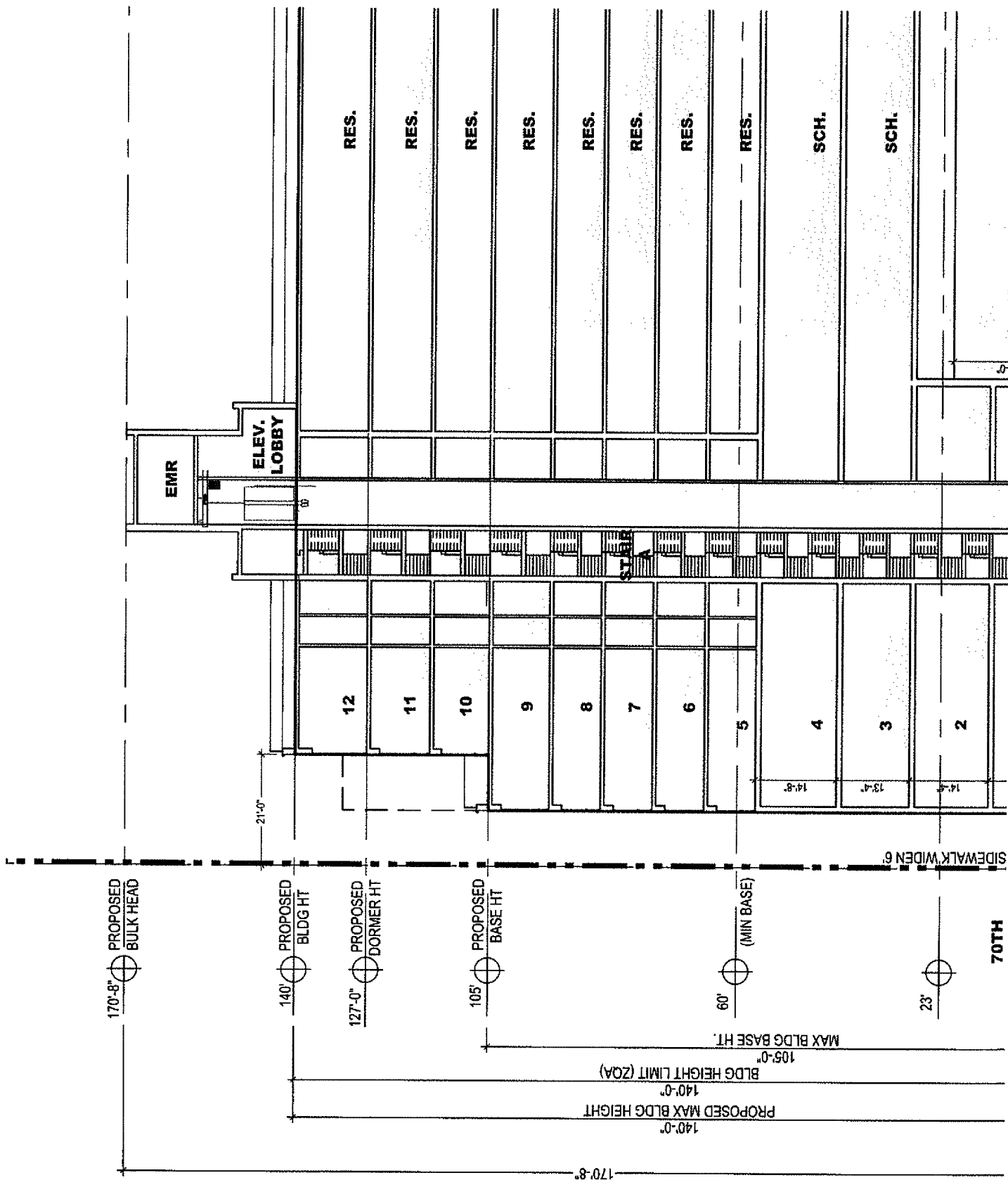
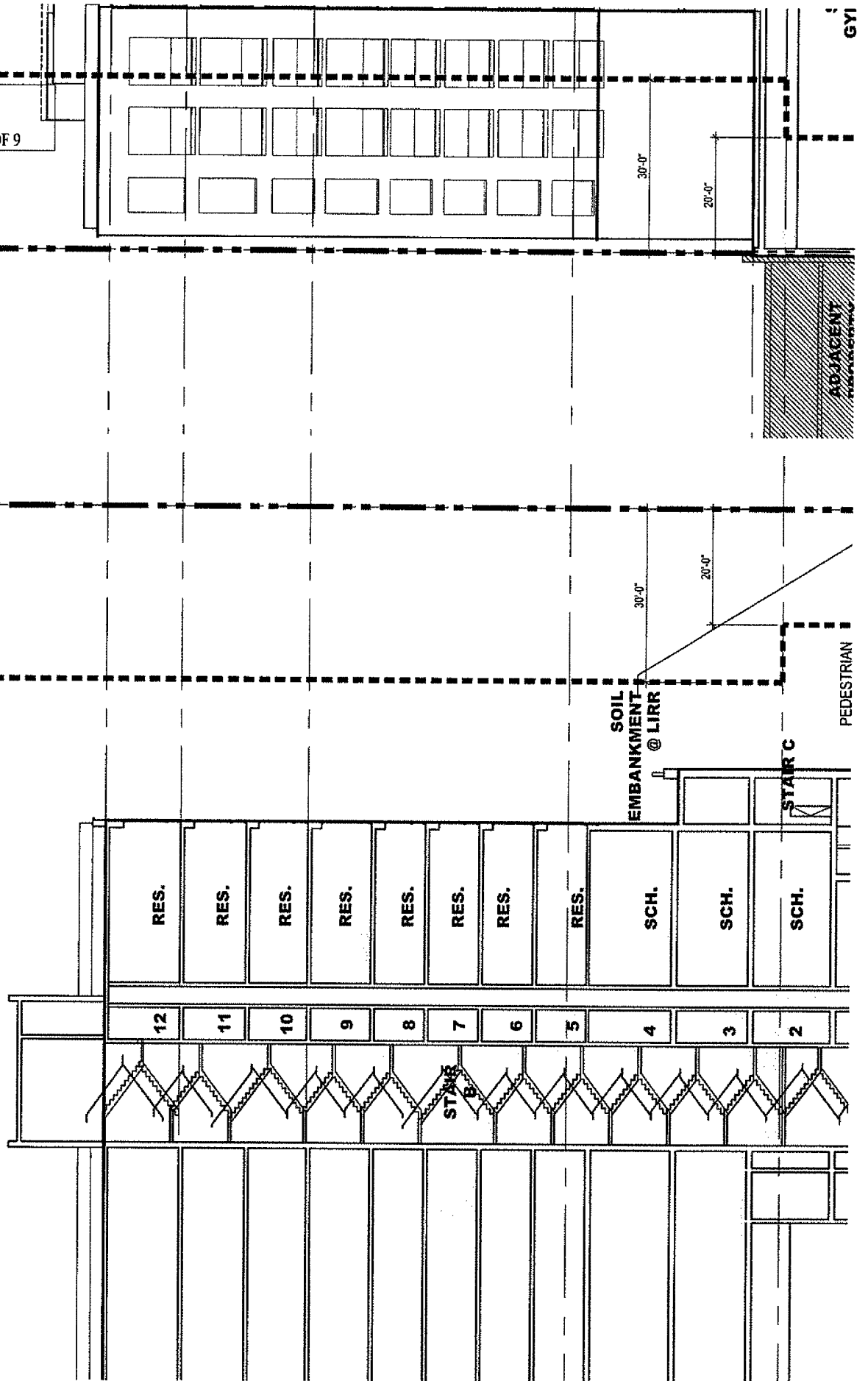


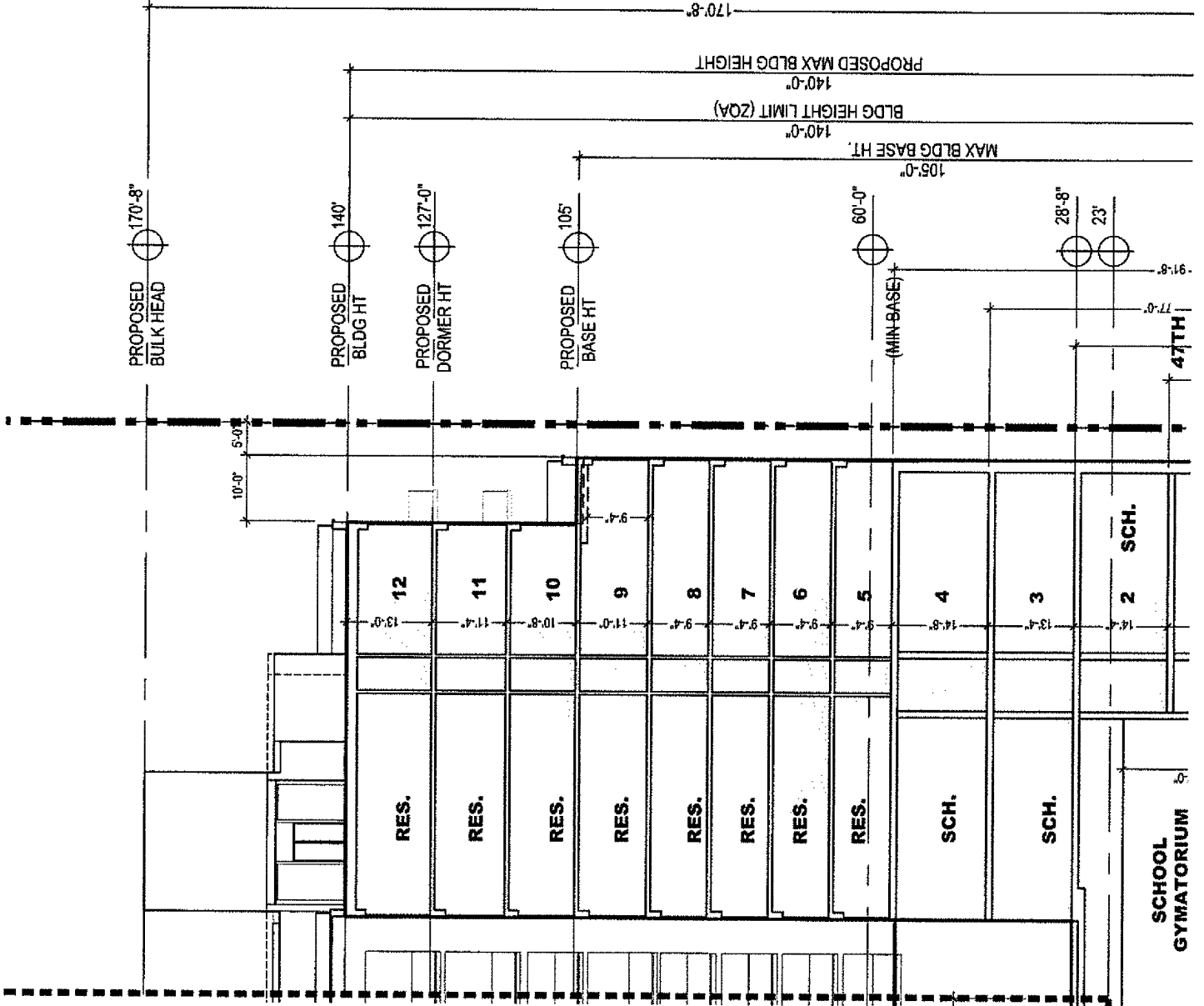
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SECTIONS
10-10-2019 5 OF 9

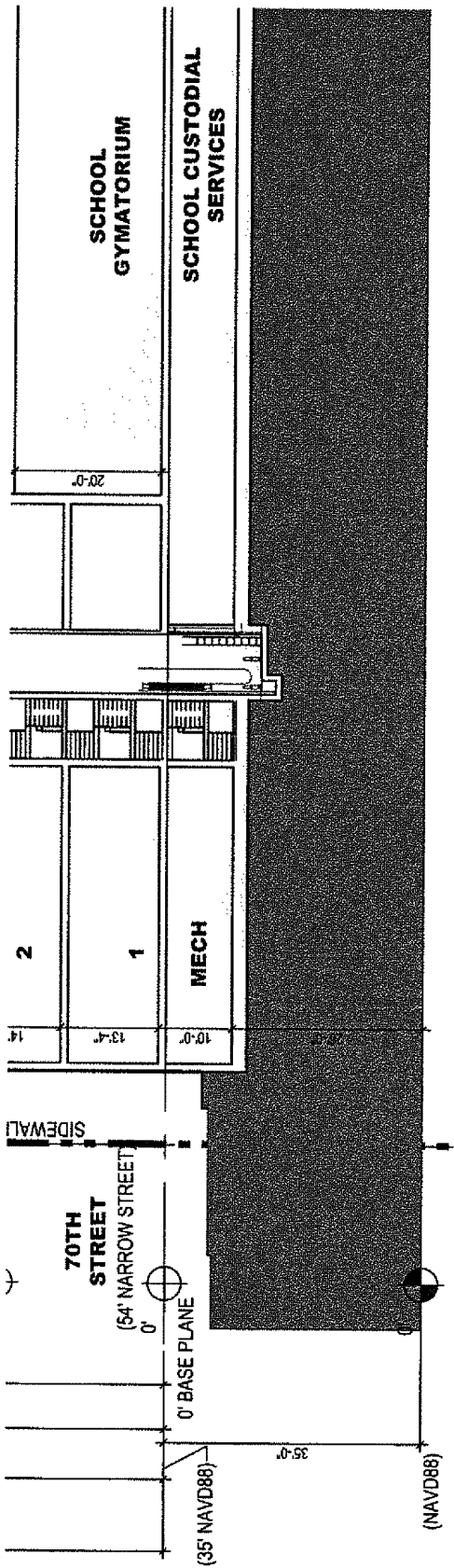


OCT 10 2019 ULURP MINOR MODIFICATION

Rev Date	Description
AKM ARCHITECTS LLP ARCHITECTS 148 WEST 24TH STREET NEW YORK NY 10011 212 808-0000	
MG ENGINEERING D.P.C. MECHANICAL ENGINEERS (212)-643-9055	
McNAMARA - SALVIA STRUCTURAL ENGINEERS (212)-246-9800	
LANCAN LANDSCAPE CONSULTANTS (212)-479-5400	

Owner
OB DEVELOPMENT OWNER LLC
 520 MADISON AVENUE SUITE 3501 NEW YORK NY 10022
 Seal & Signature



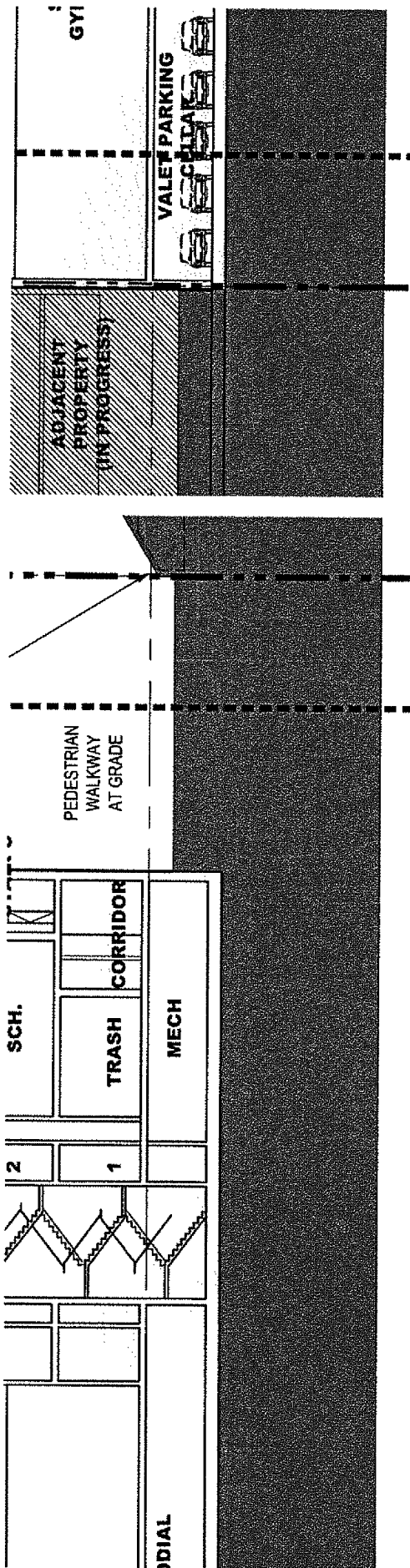


EAST TOWER - EAST-WEST SECTION

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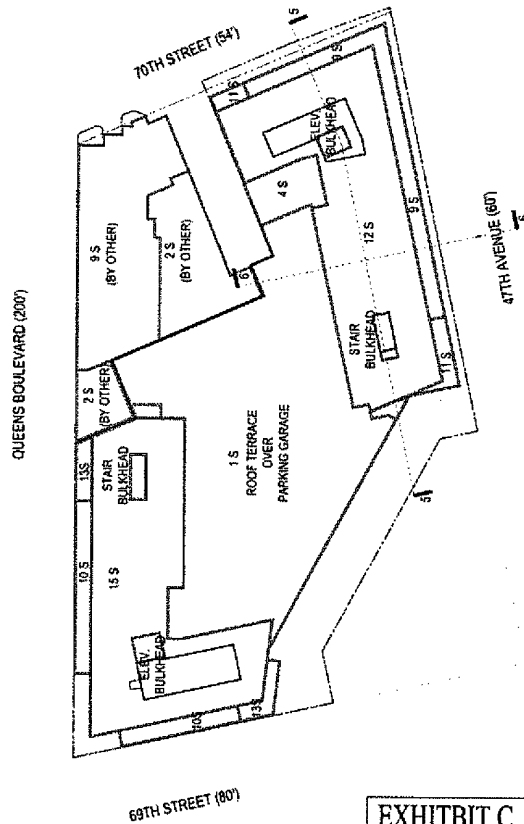
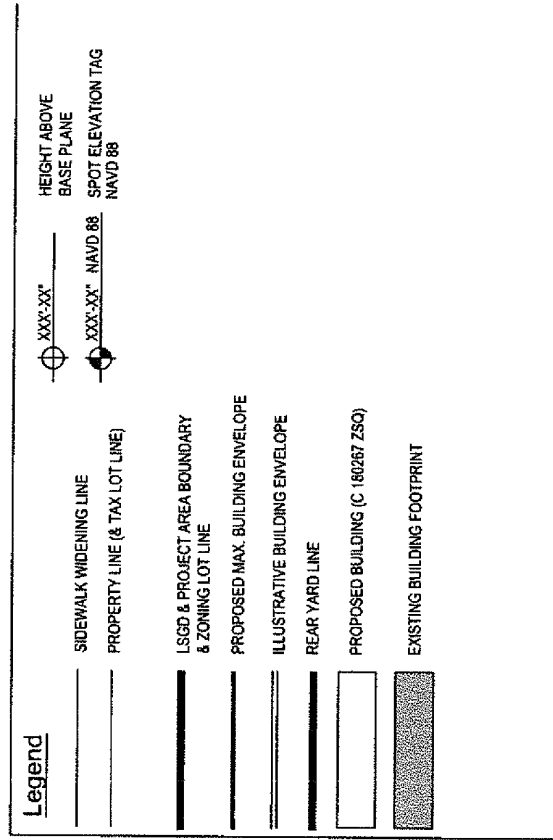
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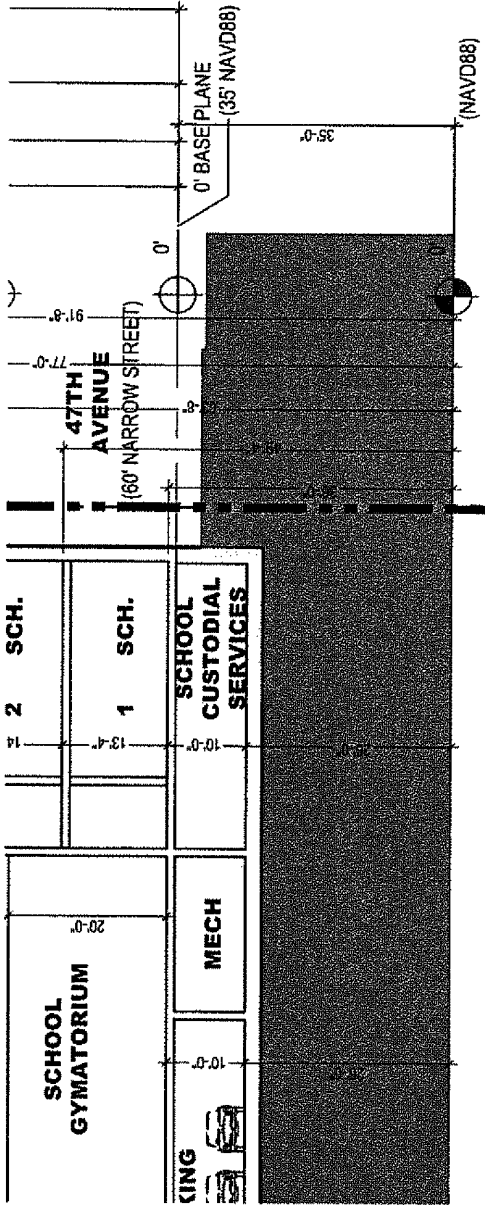
EXHIBIT C
SECTIONS 7 OF 9
10-10-2019



6 EAST TOI

SCALE: 1/16" = 1'-0"

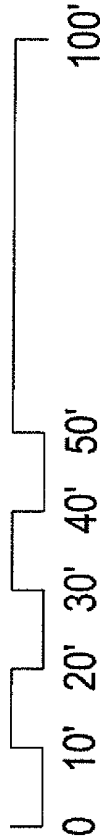




ST TOWER - NORTH-SOUTH SECTION

1/16" = 1'-0"

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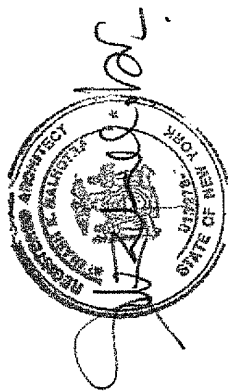


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Seal & Signature

EXHIBIT C
SECTIONS 9 OF 9
10-10-2019



PROJECT:

**69-02 QUEENS
BOULEVARD**
QUEENS NEW YORK CITY

**WAIVER SECTIONS -
EAST TOWER**

Date

Scale 1/16"=1'-0"

Project Number

Drawing Number

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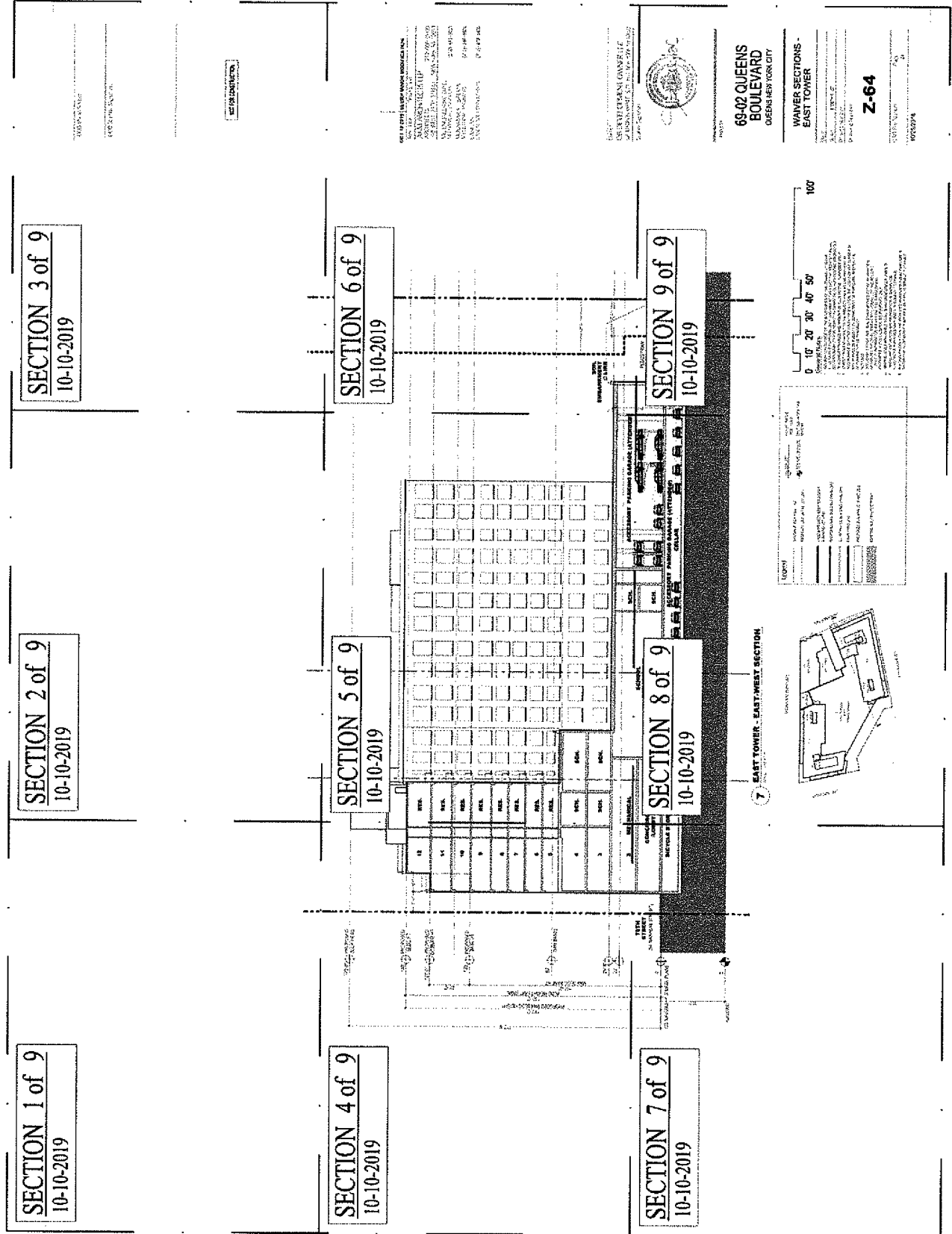
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EXHIBIT C
SEE 9 SECTIONS ATTACHED





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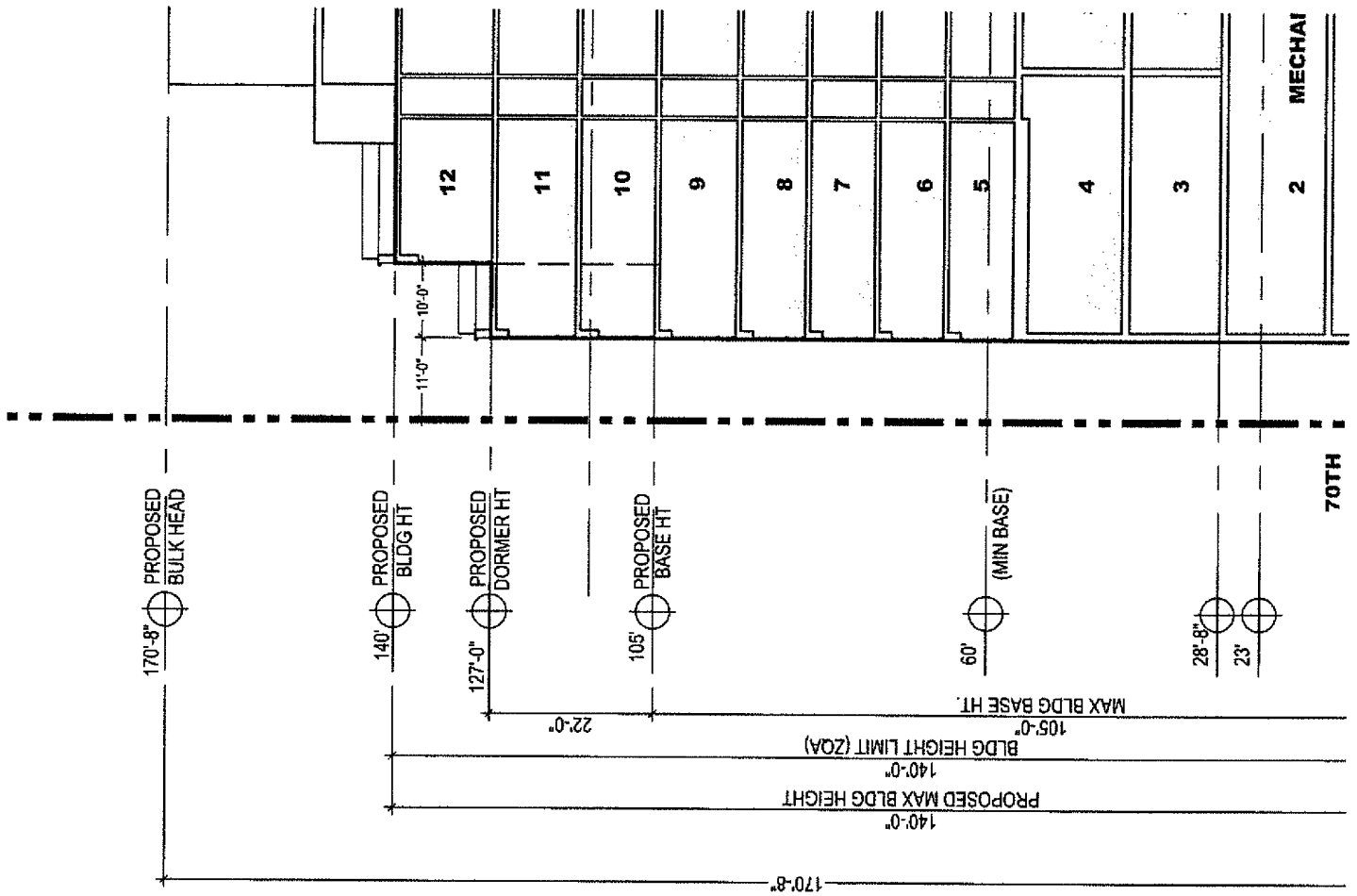
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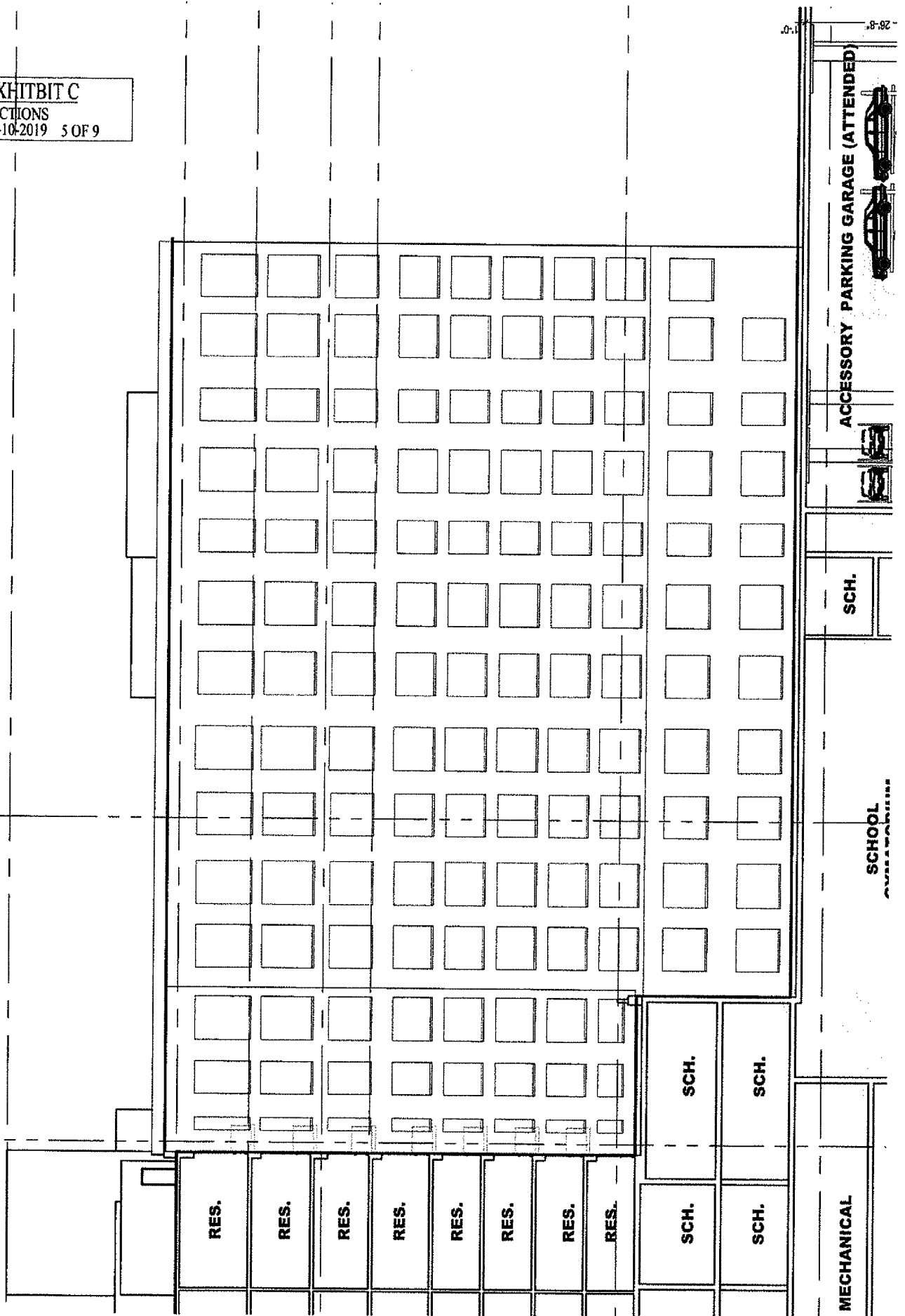
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EXHIBIT C
SECTIONS 3 OF 9
10-10-2019

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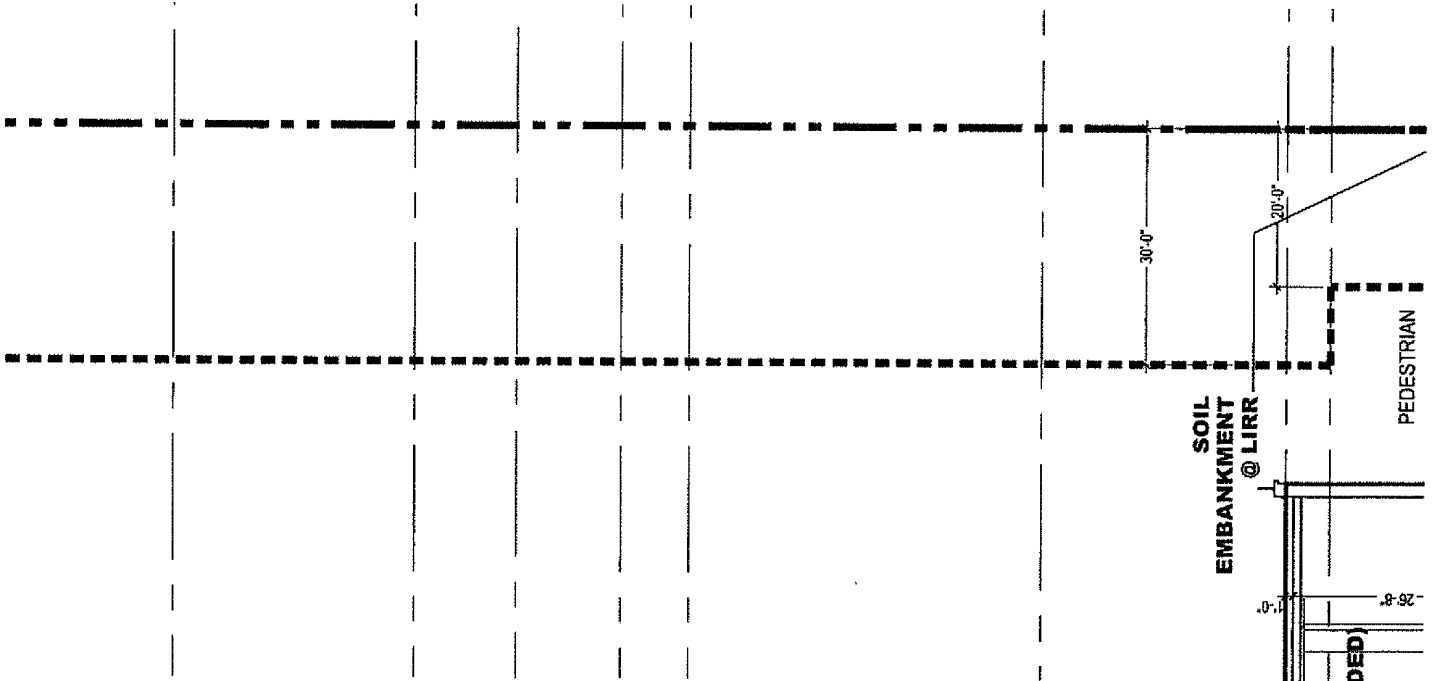




OCT 10 2019 | ULURP MINOR MODIFICATION

Rev Date	Description
AKM ARCHITECTS LLP ARCHITECTS 148 WEST 24TH STREET NEW YORK NY 10011	212 808-0000 (212)-643-9055 (212)-246-9800 (212)-479-5400
MG ENGINEERING D.P.C. MECHANICAL ENGINEERS	
MCMAMARA - SALVIA STRUCTURAL ENGINEERS	
LANGAN LANDSCAPE CONSULTANTS	

Owner
OB DEVELOPMENT OWNER LLC
520 MADISON AVENUE SUITE 3501 NEW YORK NY 10022
Seal & Signature



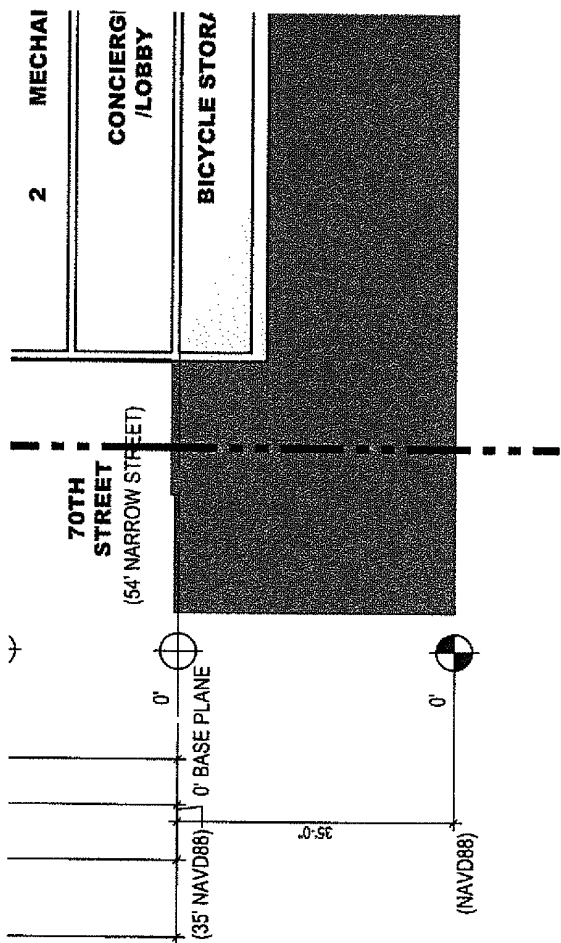
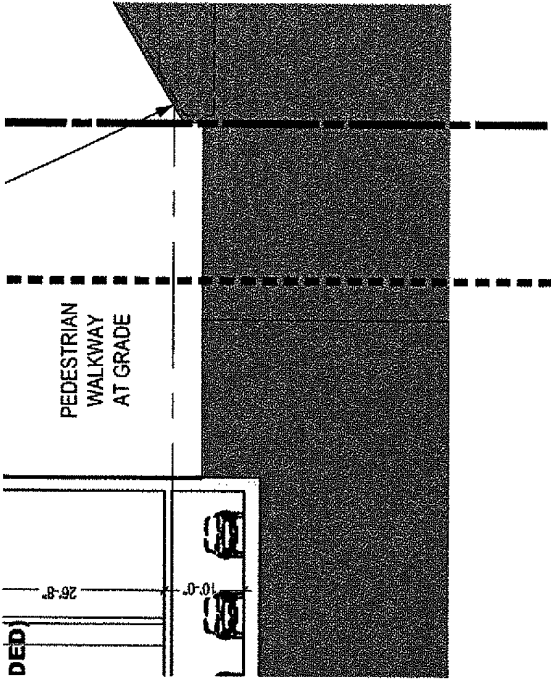


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10-10-2019



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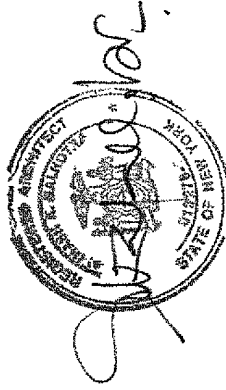
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Seal & Signature

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PROJECT:

69-02 QUEENS
BOULEVARD
QUEENS NEW YORK CITY

WAIVER SECTIONS -
EAST TOWER

Date

Scale

1/16"=1'-0"

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SECTION 4 of 9
10-10-2019

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10-10-2019

SECTION 7 of 9
10-10-2019

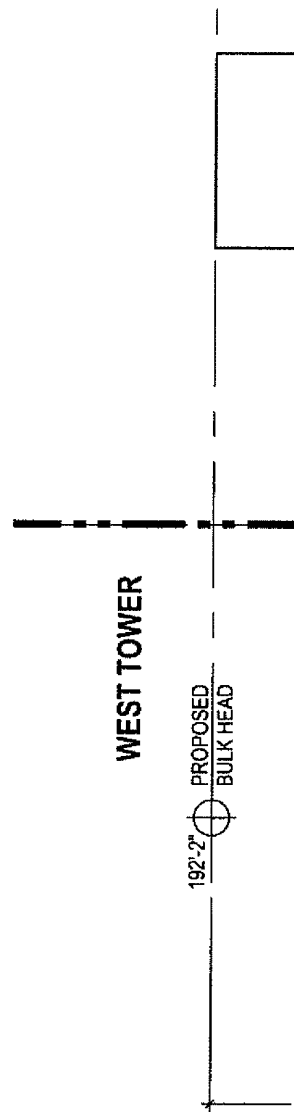
OVERALL - EAST-WEST / NORTH-SOUTH SECTION

69-02 QUEENS
BOULEVARD
QUEENS NEW YORK CITY

**WAIVER SECTIONS
OVERALL**

Z-65

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DOB Stamp/ Signature

NOT FOR CONSTRUCTION

EXHIBIT C
SECTIONS 3 OF 9
10-10-2019

EAST TOWER



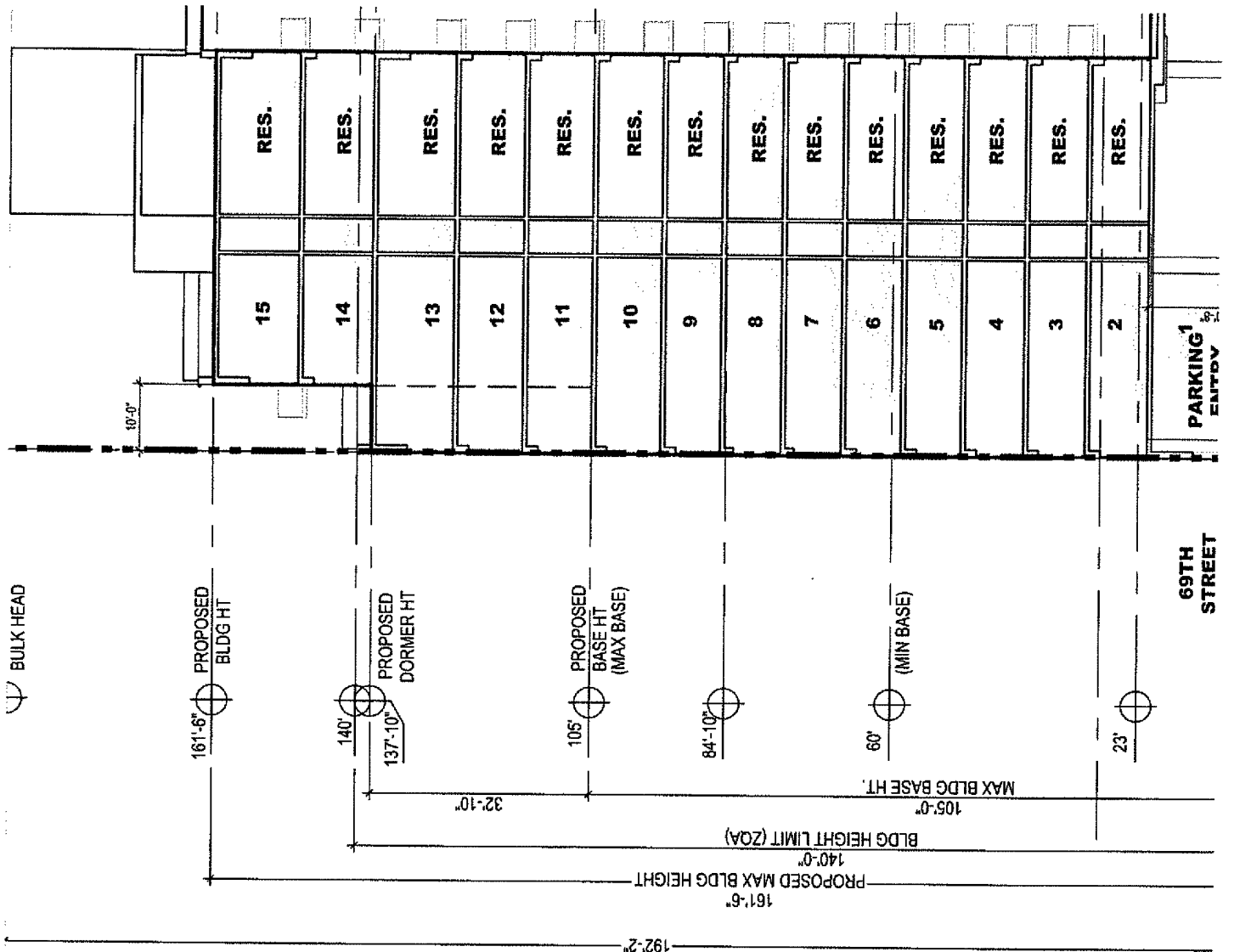
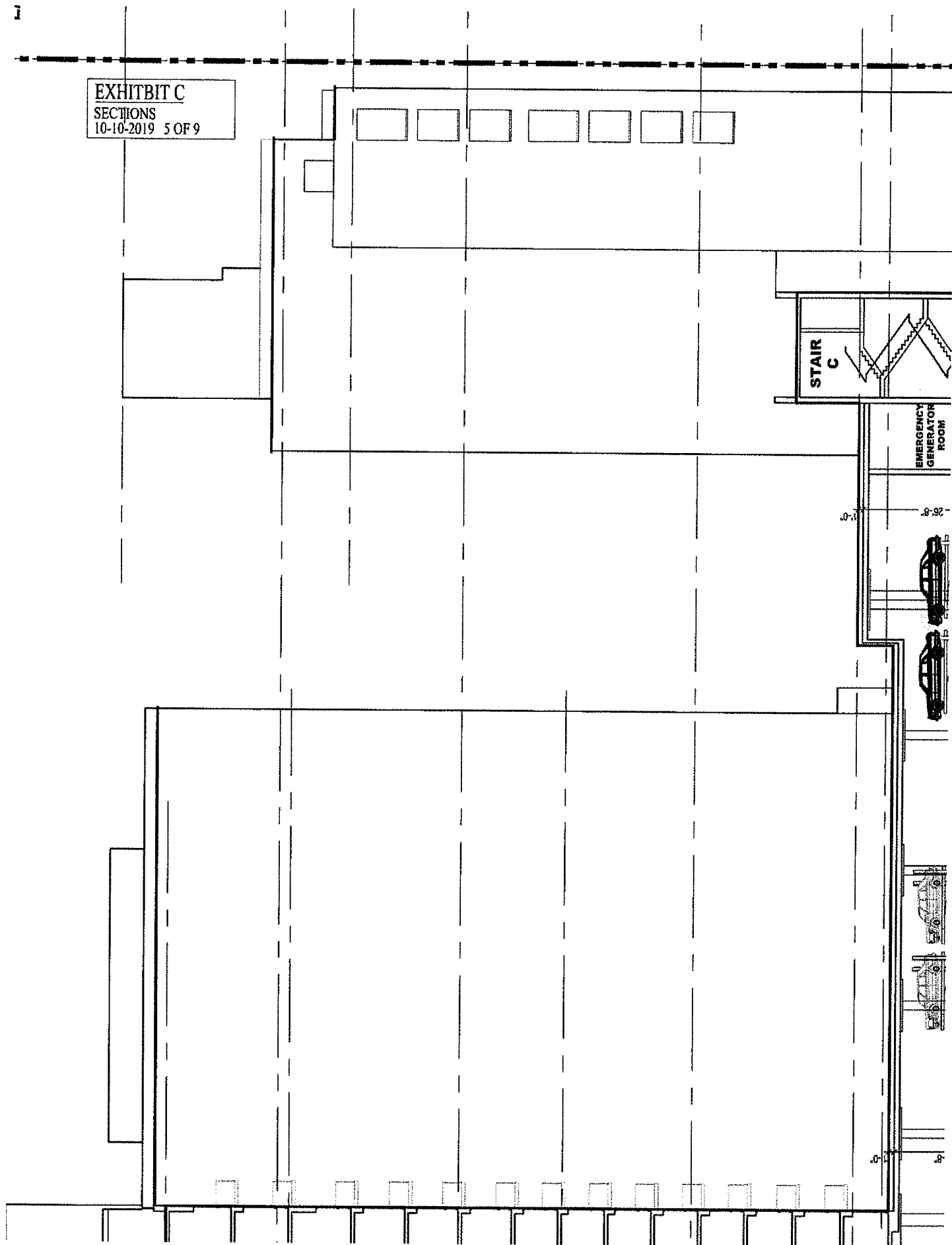


EXHIBIT C
SECTIONS
10-10-2019 5 OF 9

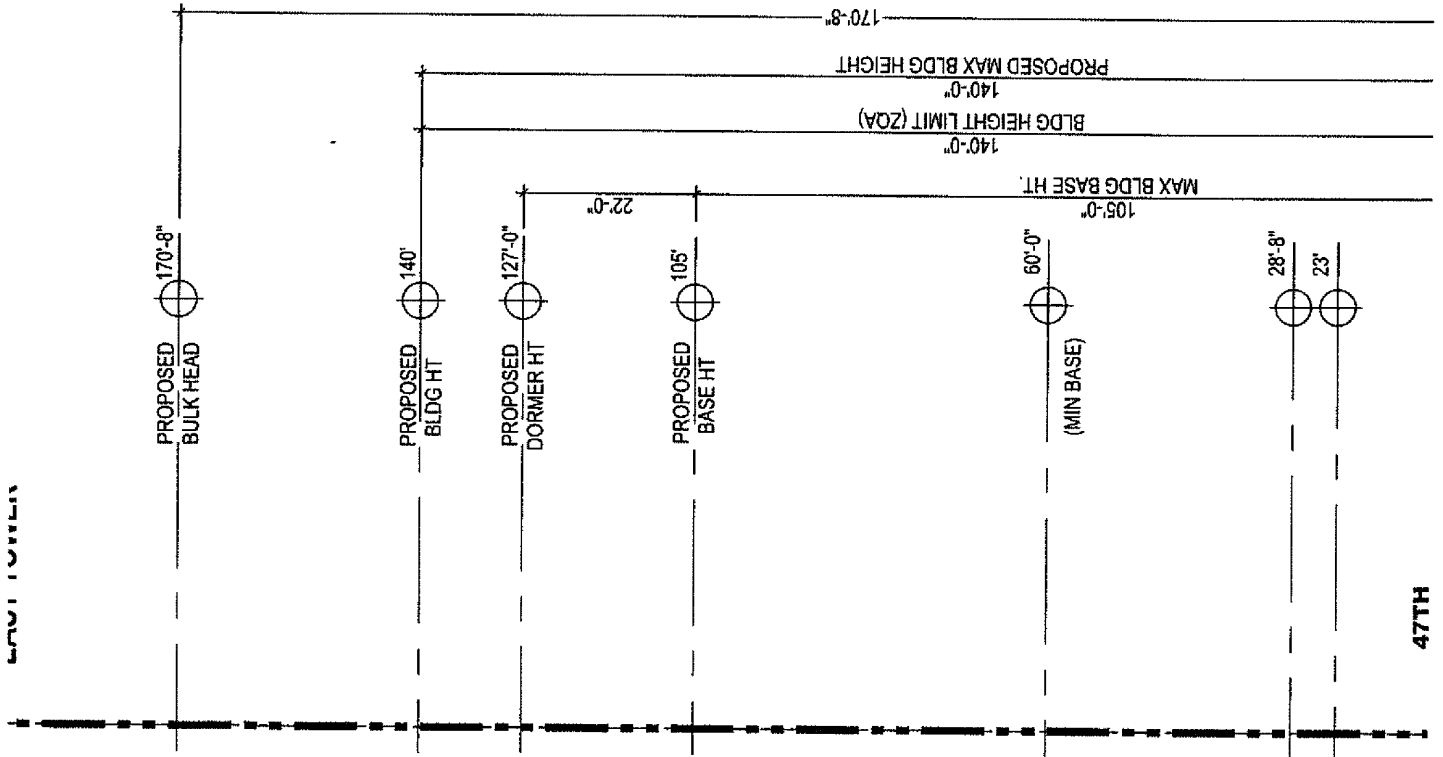


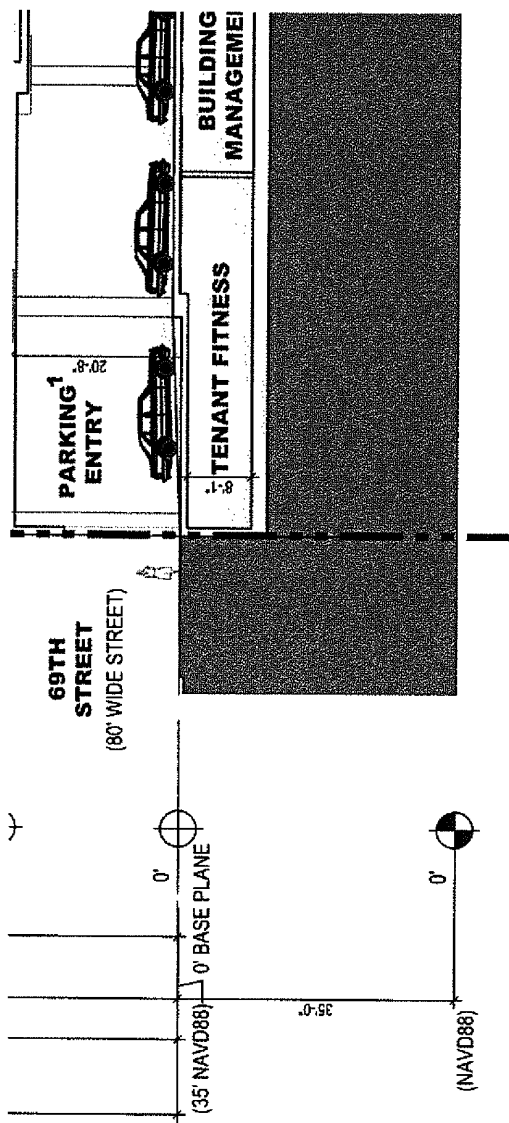
OCT 10 2019 ULURP MINOR MODIFICATION

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AKM	ARCHITECTS LLP	
ARCHITECTS	212 808-0000	
148 WEST 24TH STREET	NEW YORK NY 10011	
MG ENGINEERING D.P.C.		
MECHANICAL ENGINEERS	(212)-643-9055	
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Owner
QB DEVELOPMENT OWNER LLC
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Seal & Signature



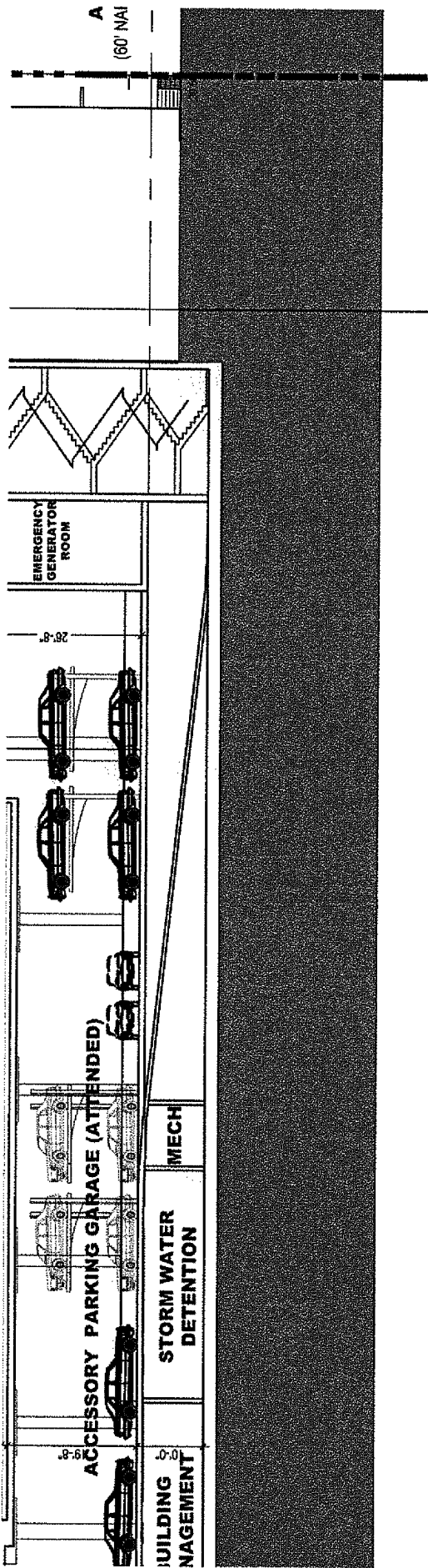


OVERALL - EAST-WEST / NORTH-SOL

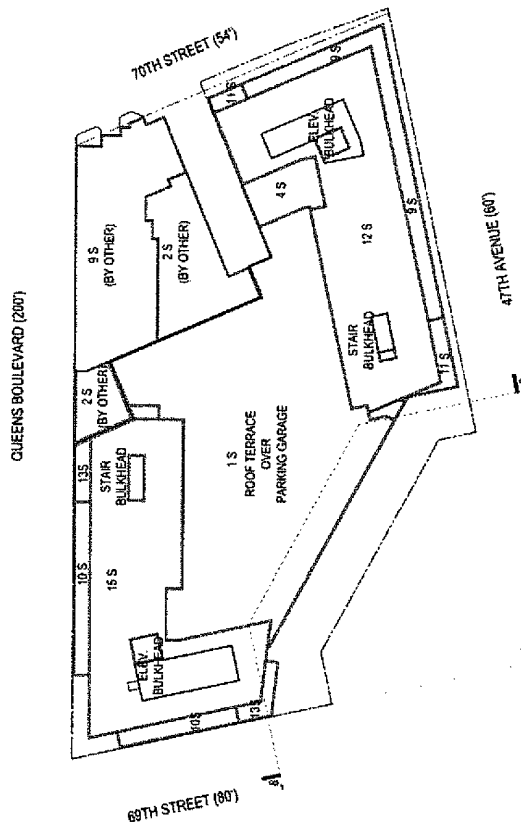
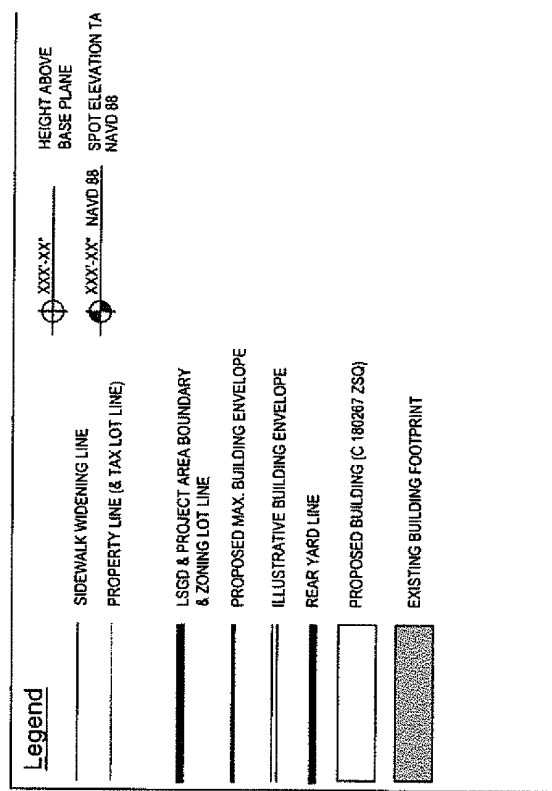
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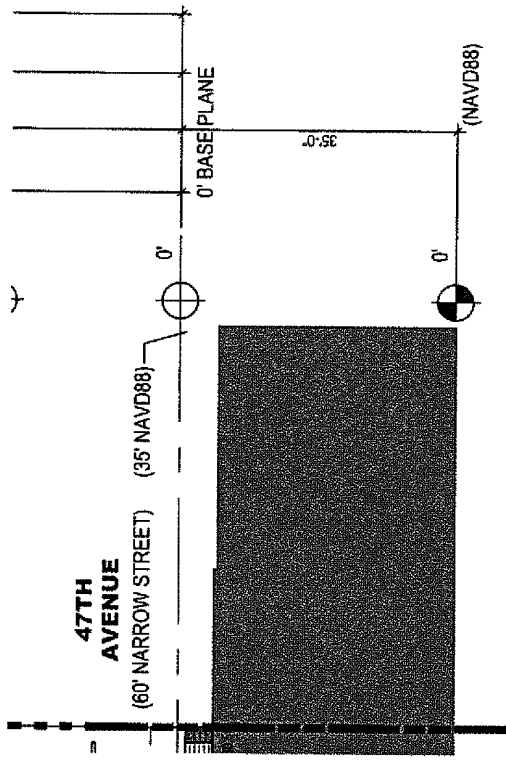
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EXHIBIT C
SECTIONS 7 OF 9
10-10-2019

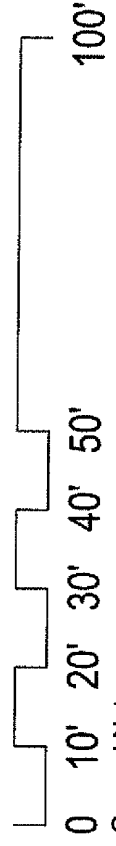


H-SOUTH SECTION





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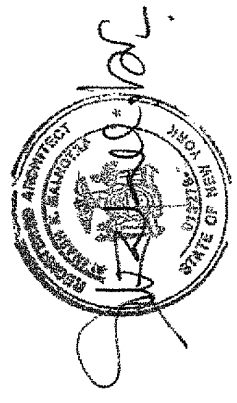


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Seal & Signature

EXHIBIT C
SECTIONS 9 OF 9
10-10-2019



PROJECT:

69-02 QUEENS
BOULEVARD
QUEENS NEW YORK CITY

WAIVER SECTIONS -
OVERALL

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Scale	1/16"=1'-0"
Project Number	
Drawing Number	

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EXHIBIT C
SEE 9 SECTIONS ATTACHED

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10-10-2019

SECTION 2 of 9
10-10-2019

SECTION 1 of 9
10-10-2019

SECTION 6 of 9
10-10-2019

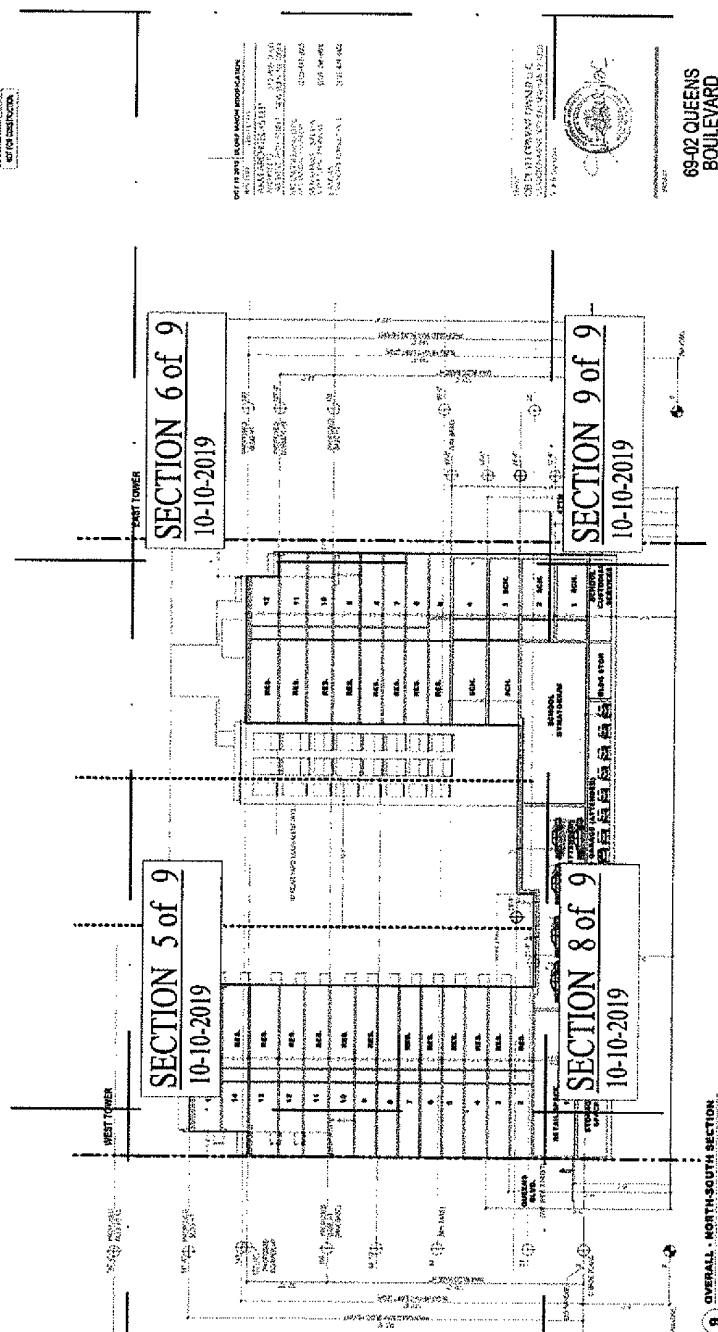
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10-10-2019

SECTION 4 of 9
10-10-2019

SECTION 9 of 9
10-10-2019

SECTION 8 of 9
10-10-2019

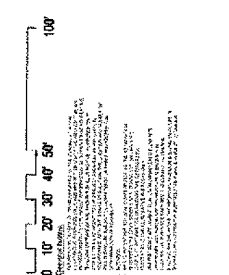
SECTION 7 of 9
10-10-2019



69-02 QUEENS
BOULEVARD
QUEENS, NEW YORK CITY

WAIVER SECTIONS
OVERALL

Z-66



NOTES

1. THE FOLLOWING INFORMATION IS FOR YOUR INFORMATION ONLY. IT IS NOT A CONTRACT DOCUMENT.

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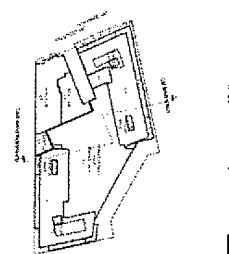
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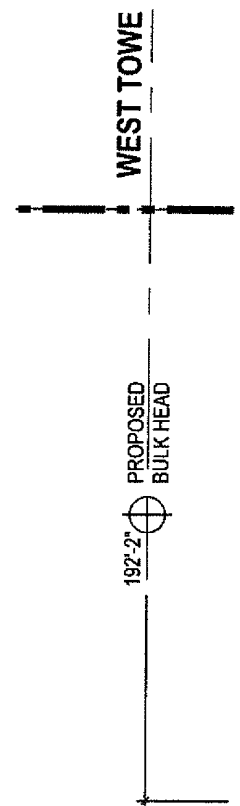
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10. THE FOLLOWING INFORMATION IS FOR YOUR INFORMATION ONLY. IT IS NOT A CONTRACT DOCUMENT.



OVERALL - NORTH-SOUTH SECTION



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T TOWER

EXHIBIT C
SECTIONS 2 OF 9
10-10-2019



DOB BScan Sticker

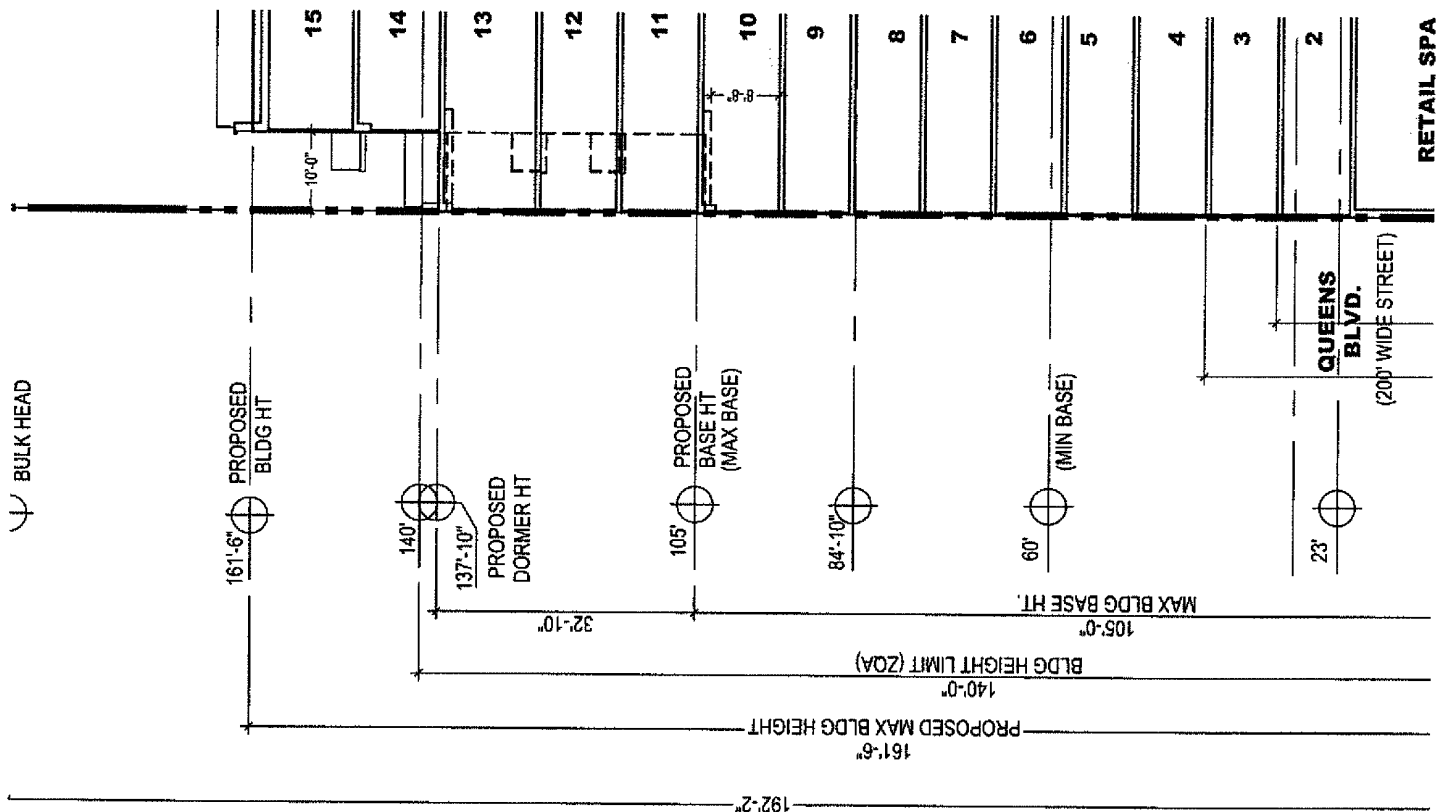
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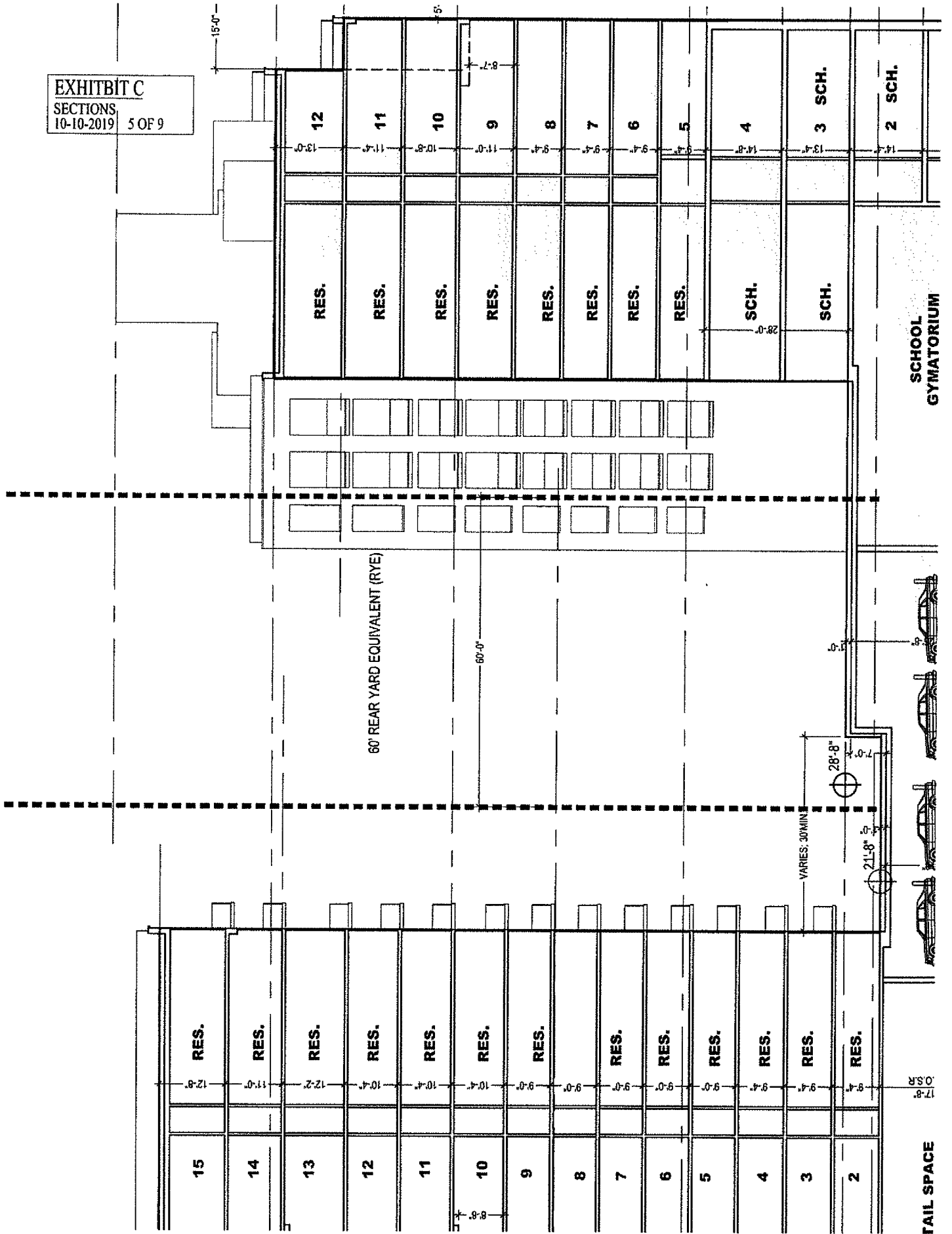
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EXHIBIT C
SECTIONS 3 OF 9
10-10-2019



EAST TOWER

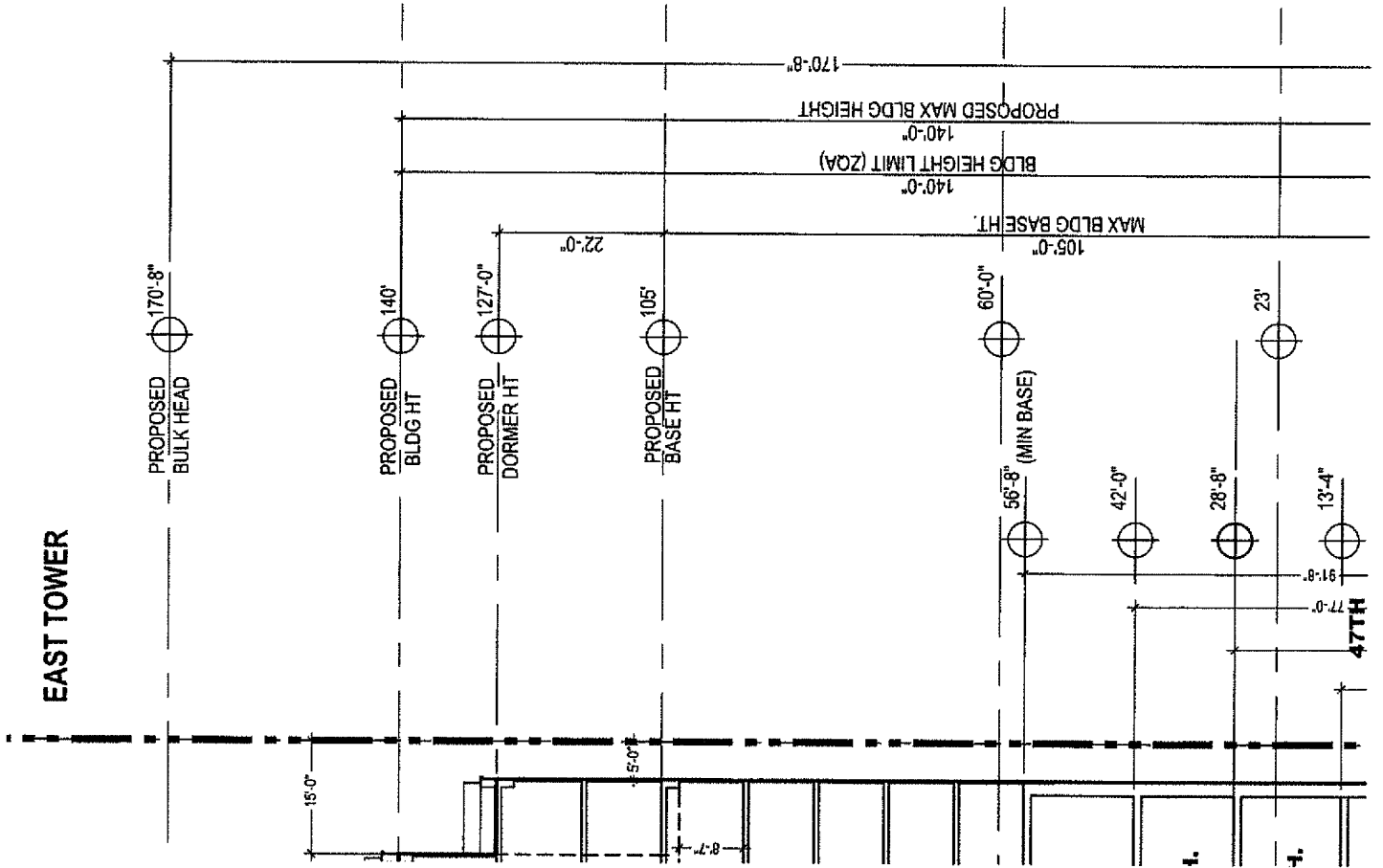


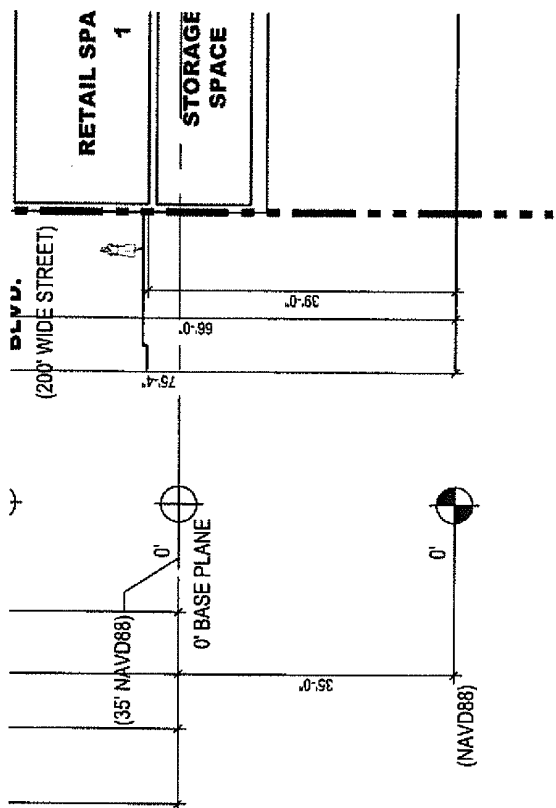


OCT 10 2019 ULURP MINOR MODIFICATION

Rev	Date	Description
AKM	ARCHITECTS LLP	212 808-0000
ARCHITECTS	148 WEST 24TH STREET	NEW YORK NY 10011
MG	ENGINEERING D.P.C.	(212)-643-9055
MECHANICAL	ENGINEERS	(212)-246-9800
McNAMARA - SALVIA	STRUCTURAL ENGINEERS	(212)-479-5400
LANGAN	LANDSCAPE CONSULTANTS	

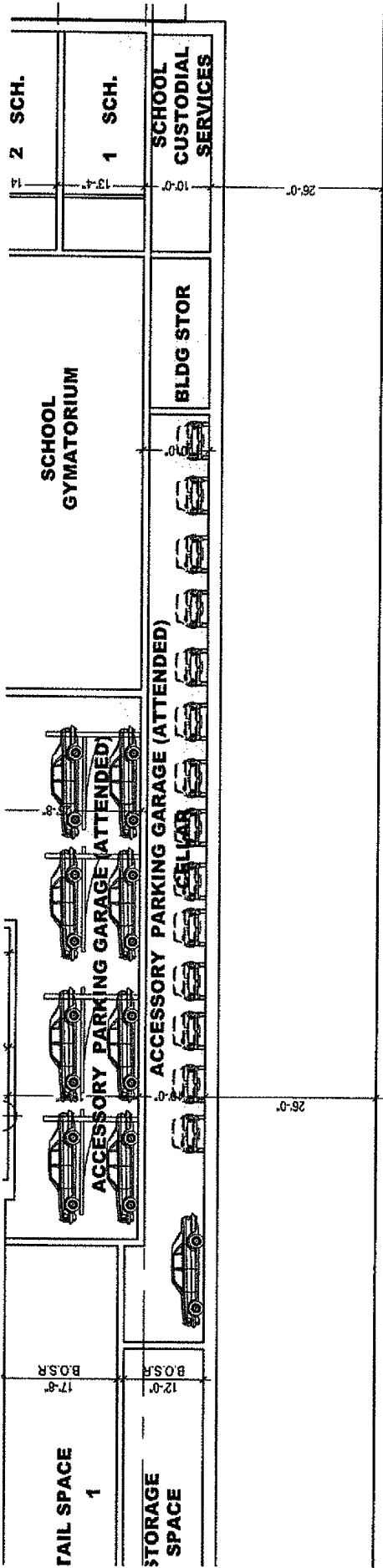
Owner
QB DEVELOPMENT OWNER LLC
520 MADISON AVENUE SUITE 3501 NEW YORK NY 10022
Seal & Signature



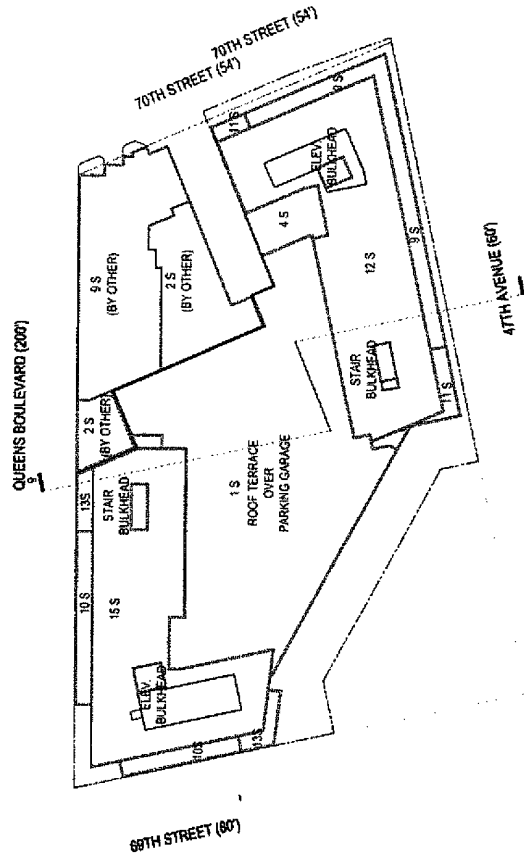
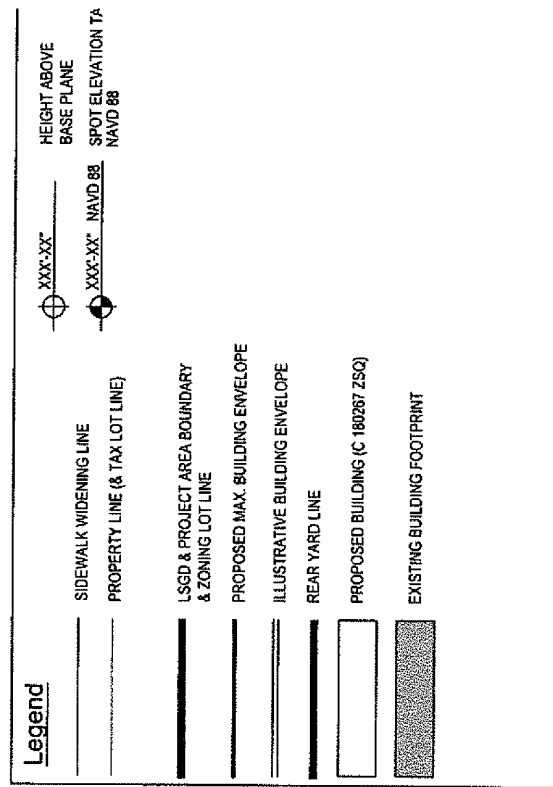


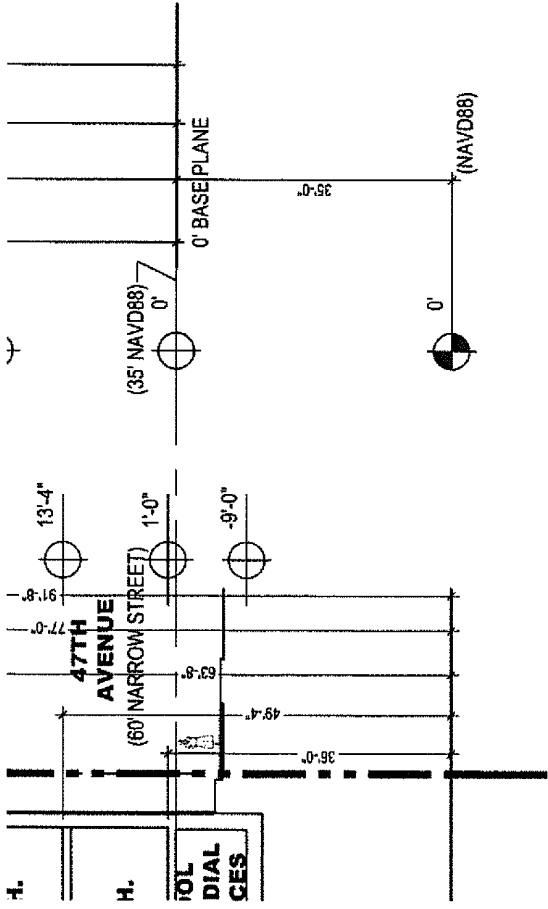
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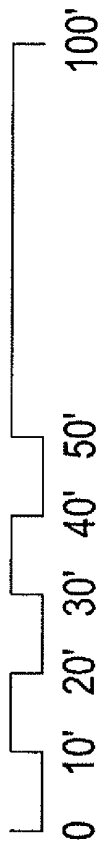


SECTION





8'1" ABOVE
E PLANE
ELEVATION TAG
388

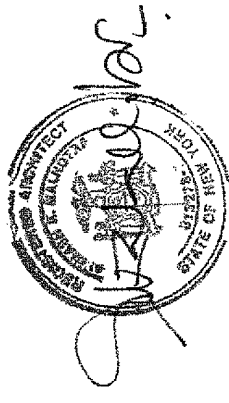


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Seal & Signature

EXHIBIT C
SECTIONS 9 OF 9
10-10-2019



PROJECT:

69-02 QUEENS
BOULEVARD
QUEENS NEW YORK CITY

WAIVER SECTIONS -
OVERALL

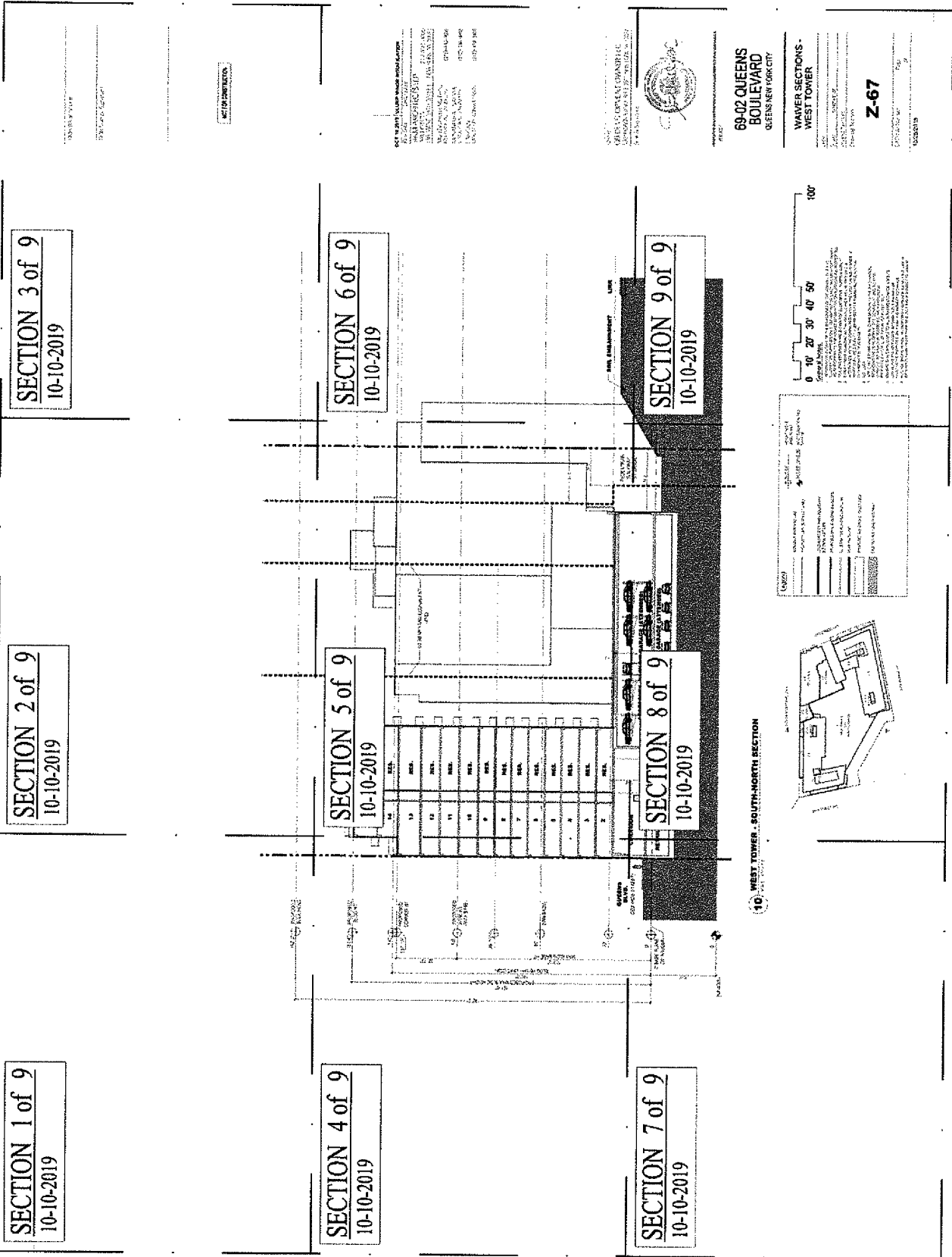
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Project Number	
Drawing Number	

Z-66

CAD File Number	Page
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10/25/2018

EXHIBIT C
SEE 9 SECTIONS ATTACHED



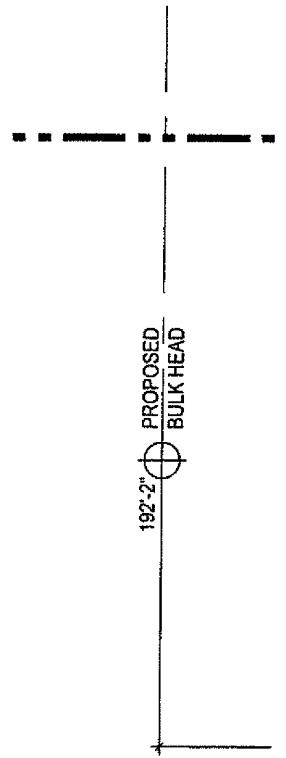
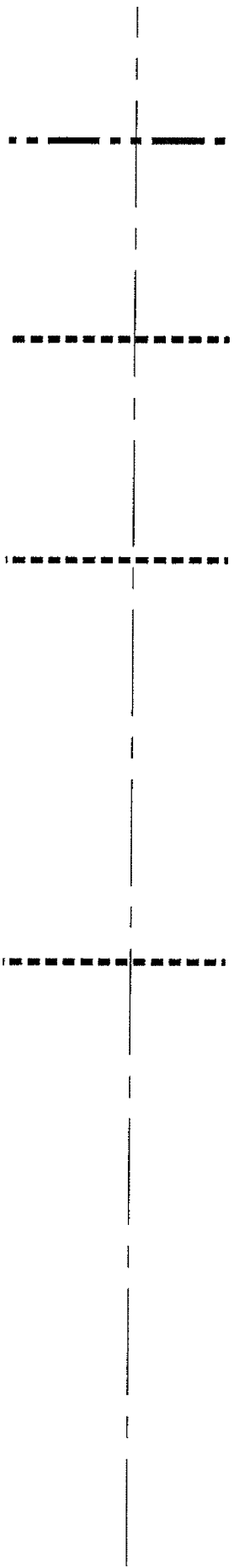


EXHIBIT C
SECTIONS 1 OF 9
10-10-2019





DOB BScan Sticker

DOB Stamp/ Signature

NOT FOR CONSTRUCTION

EXHIBIT C
SECTIONS 3 OF 9
10-10-2019

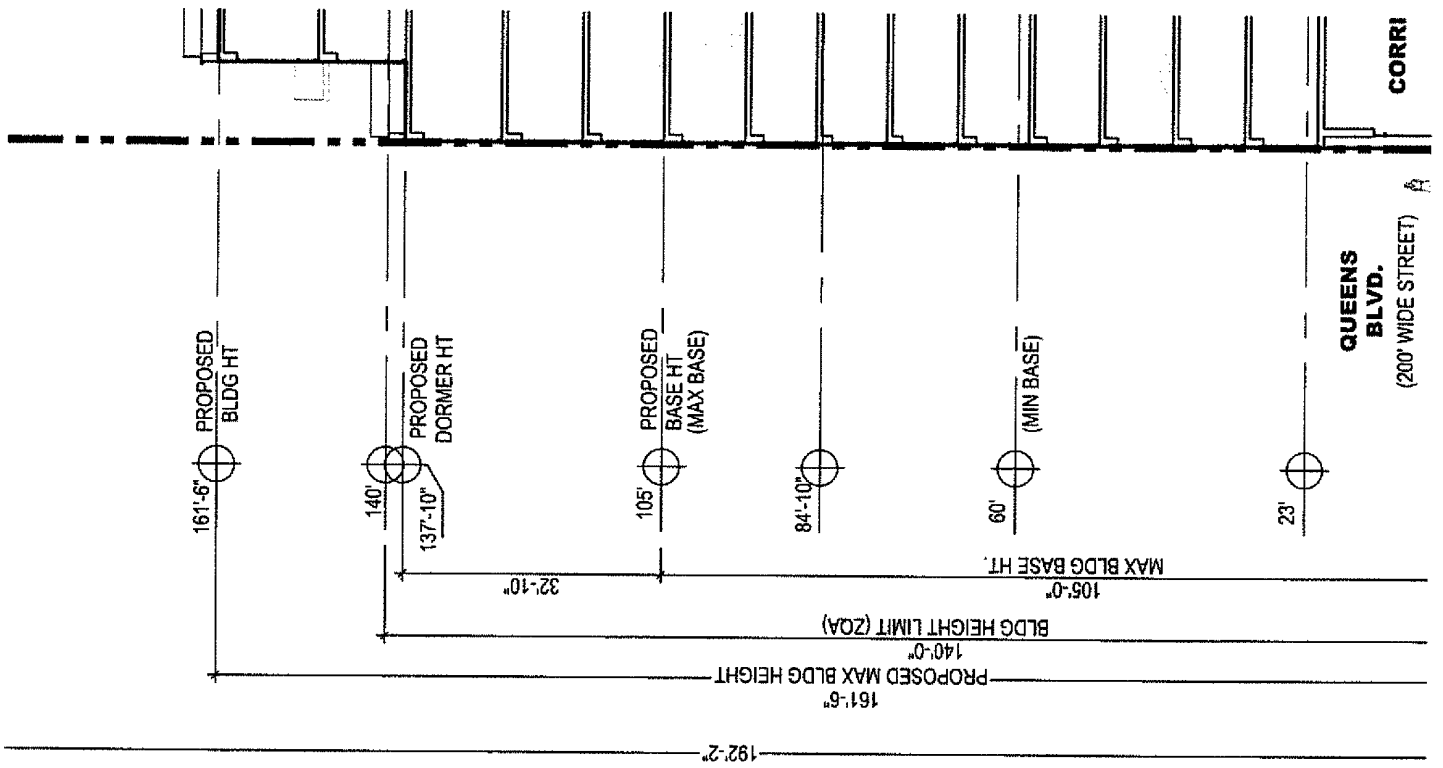
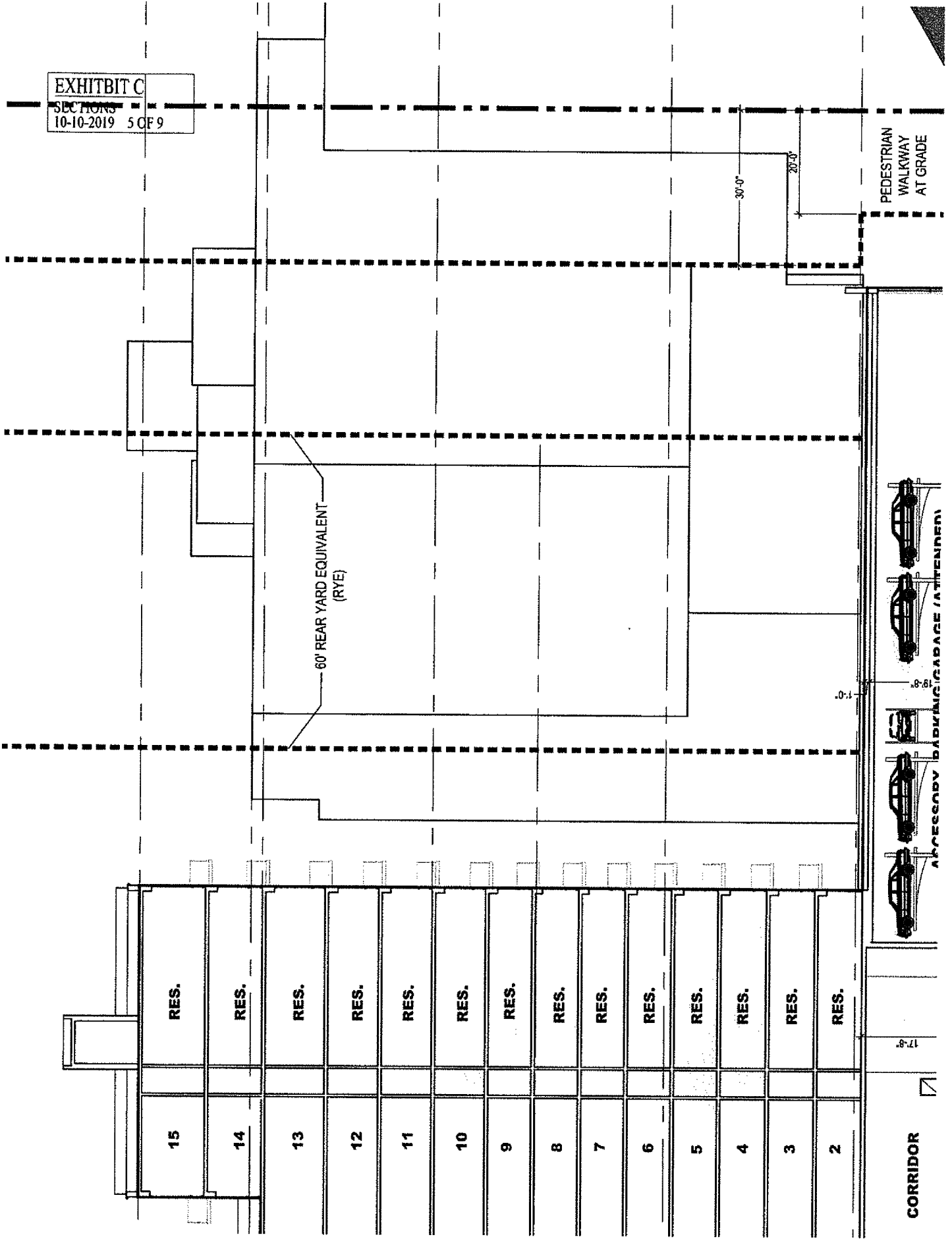


EXHIBIT C

SECTIONS
10-10-2019 5 OF 9



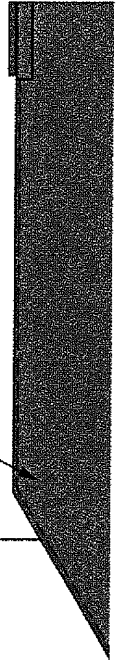
OCT 10 2019 | ULURP MINOR MODIFICATION

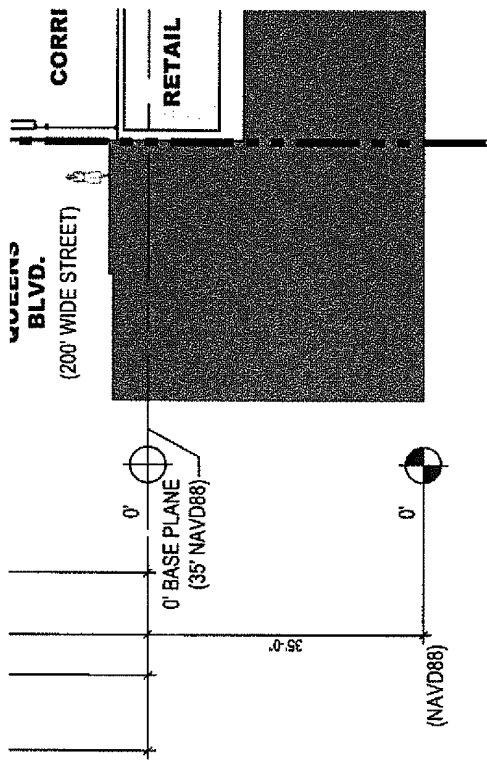
Rev	Date	Description
AKM	ARCHITECTS LLP	
ARCHITECTS	212 808-0000	
148	WEST 24TH STREET	NEW YORK NY 10011
MC	ENGINEERING D.P.C.	
MECHANICAL	ENGINEERS	(212)-643-9055
McNAMARA -	SALVIA	
STRUCTURAL	ENGINEERS	(212)-246-9800
LANGAN		
LANDSCAPE	CONSULTANTS	(212)-479-5400

Owner
QB DEVELOPMENT OWNER LLC
 520 MADISON AVENUE SUITE 3501 NEW YORK NY 10022

Seal & Signature

SOIL EMBANKMENT **LIRR**

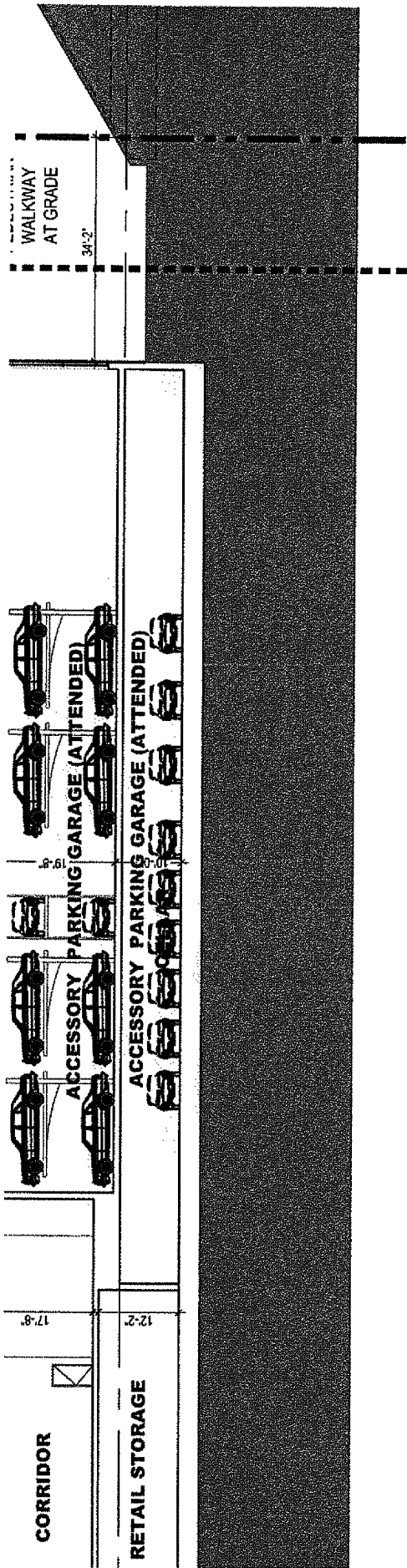




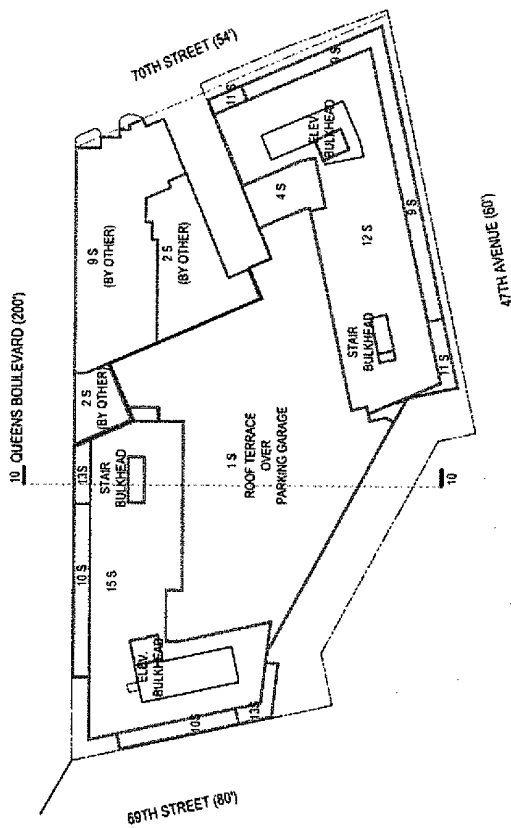
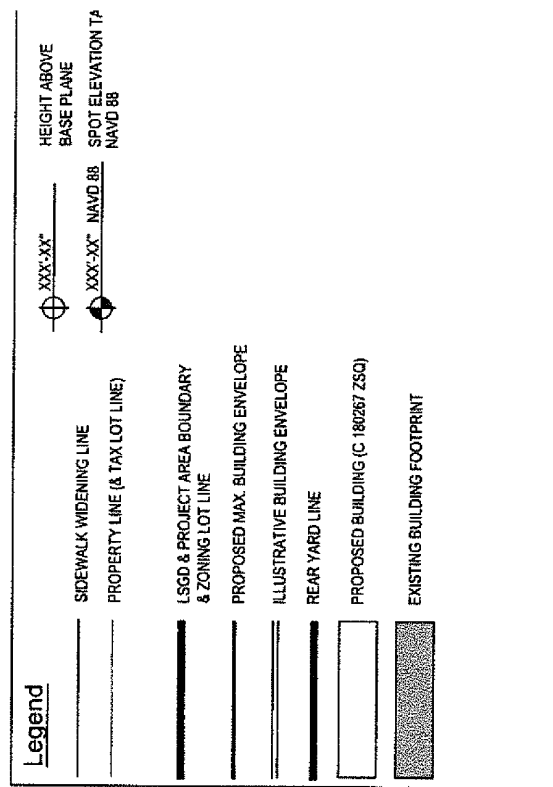
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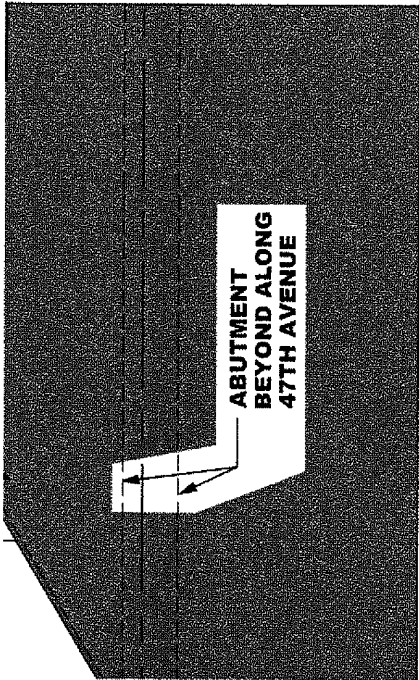
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EXHIBIT C
SECTIONS 7 OF 9
10-10-2019

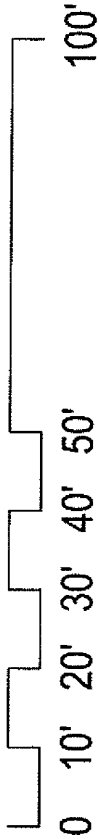


OWER - SOUTH-NORTH SECTION





SHEET ABOVE
E PLANE
T ELEVATION TAG
D 88



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Seal & Signature

EXHIBIT C
SECTIONS 9 OF 9
10-10-2019



PROJECT:

69-02 QUEENS
BOULEVARD
QUEENS NEW YORK CITY

WAIVER SECTIONS -
WEST TOWER

Date

Scale 1/16"=1'-0"

Project Number

Drawing Number

Z-67

CAD File Number

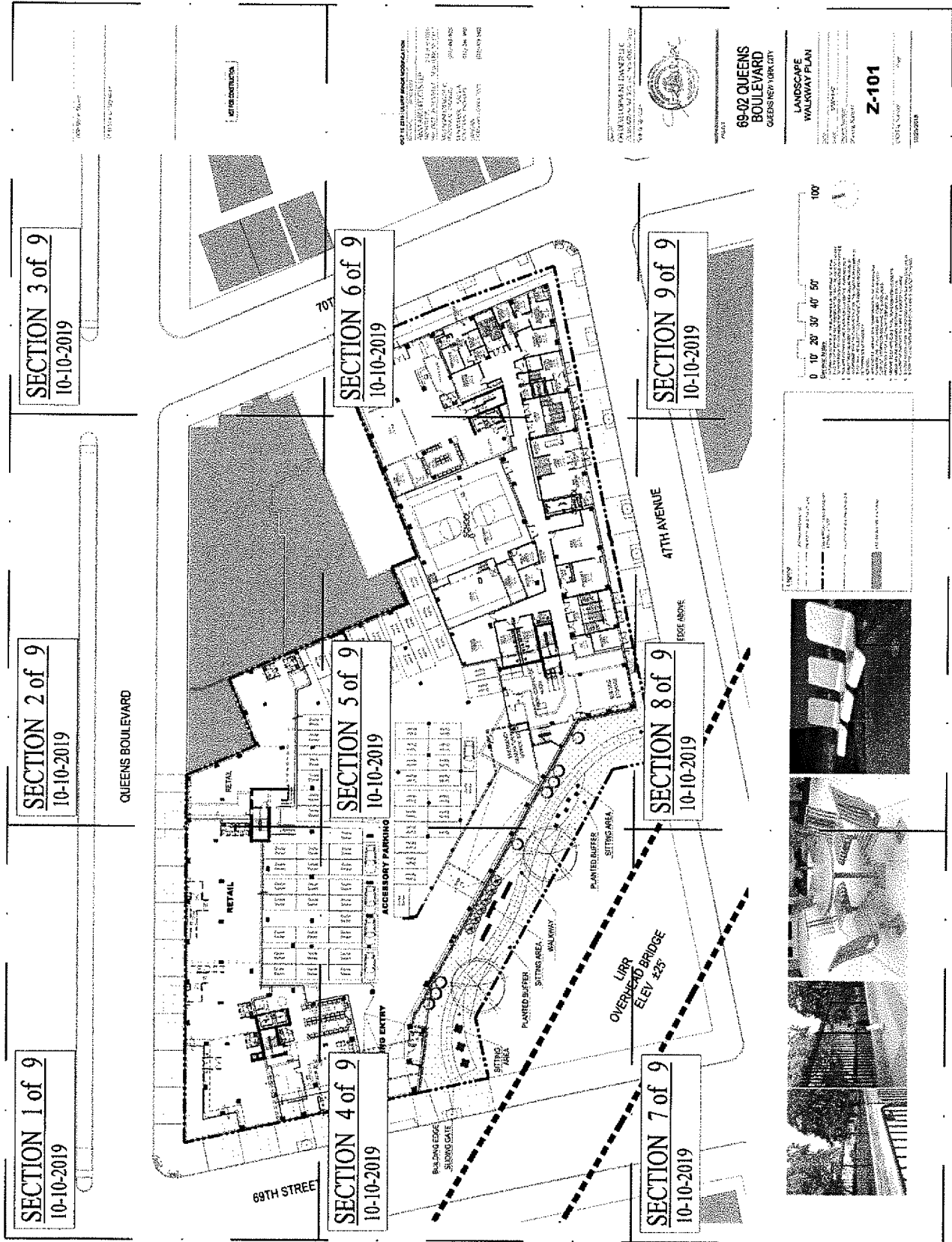
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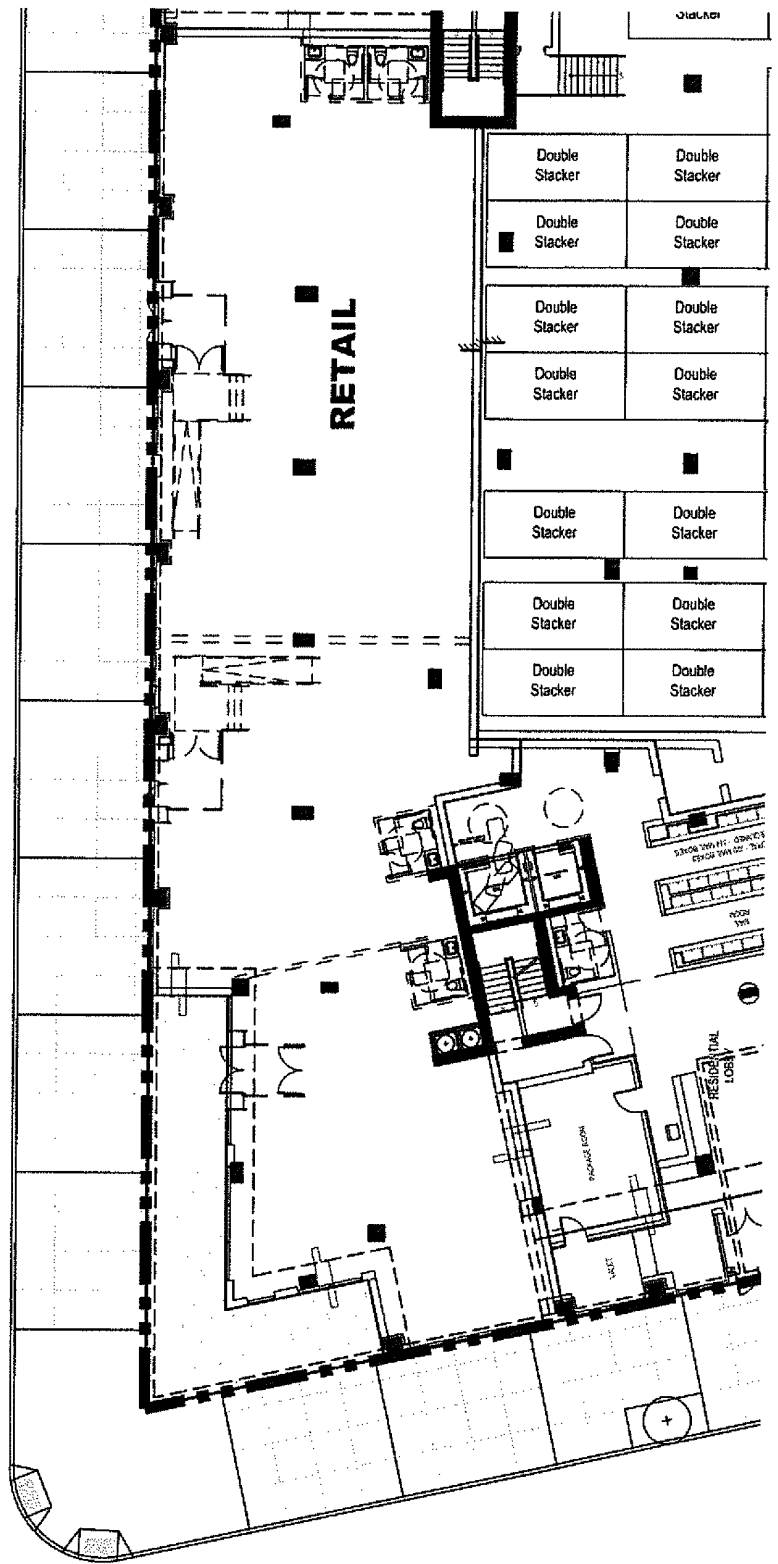
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10/25/2018

EXHIBIT C

SEE 9 SECTIONS ATTACHED

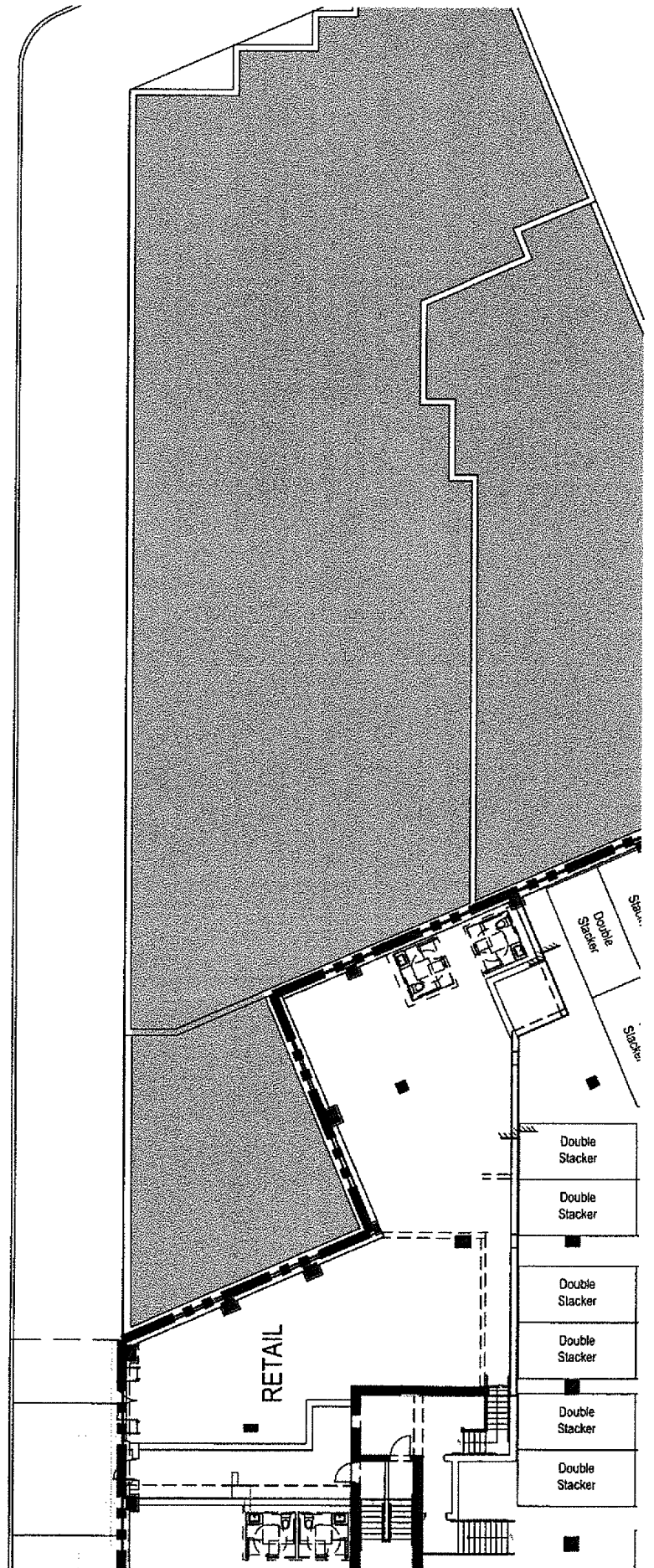




69TH STREET

EXHIBIT C
SECTIONS 2 OF 9
10-10-2019

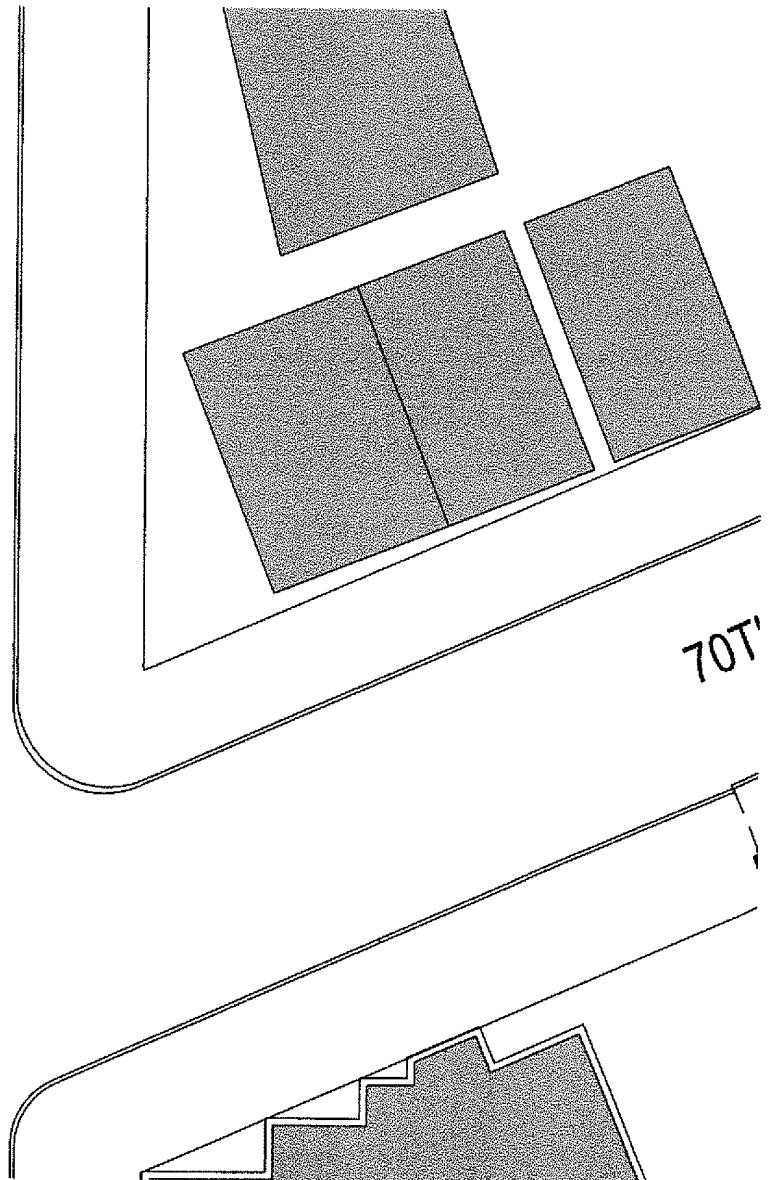
QUEENS BOULEVARD



NOT FOR CONSTRUCTION

DOB BScan Sticker

DOB Stamp/ Signature



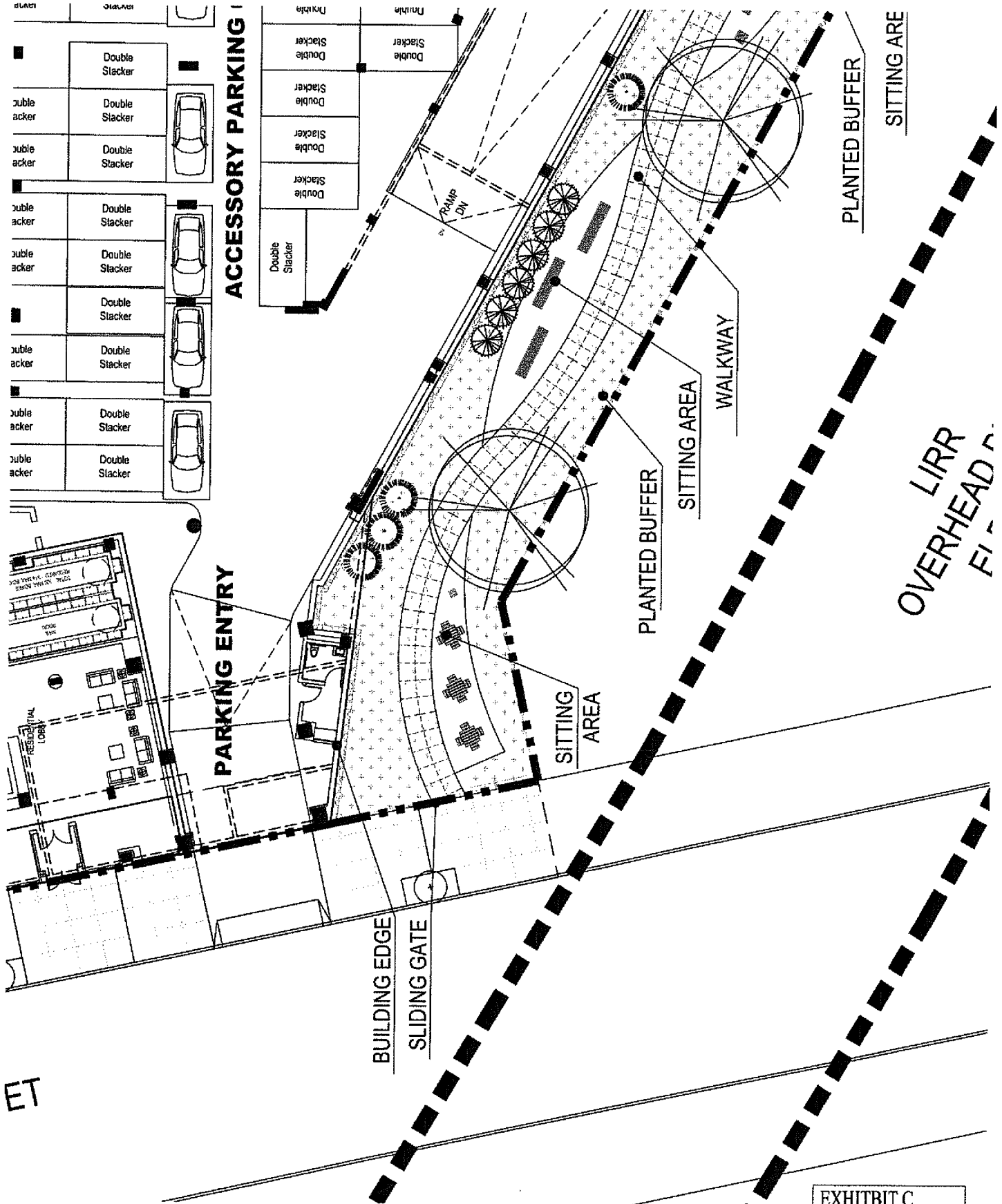


EXHIBIT C
SECTIONS
 10-10-2019 5 OF 9

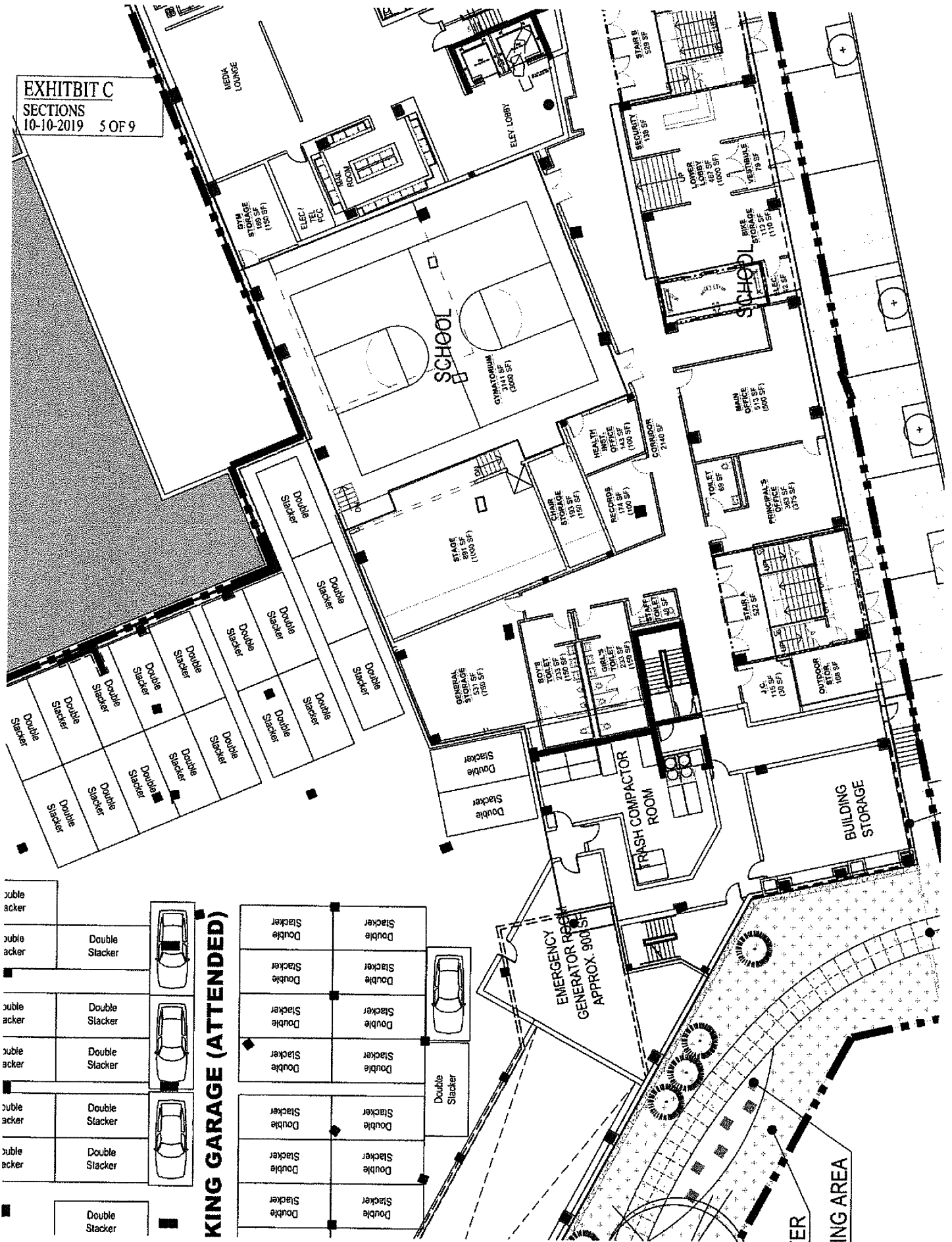


EXHIBIT C
SECTIONS 6 OF 9
10-10-2019

OCT 10 2019 ULURP MINOR MODIFICATION

Rev	Date	Description	
		AKM ARCHITECTS LLP	212 808-0000
		ARCHITECTS	148 WEST 24TH STREET NEW YORK NY 10011
		MG ENGINEERING D.P.C.	(212)-643-9055
		MECHANICAL ENGINEERS	
		MCNAMARA - SALVIA	(212)-246-9800
		STRUCTURAL ENGINEERS	
		LANGAN	(212)-479-5400
		LANDSCAPE CONSULTANTS	



Owner
QB DEVELOPMENT OWNER LLC
 520 MADISON AVENUE SUITE 3501 NEW YORK NY 10022

Seal & Signature

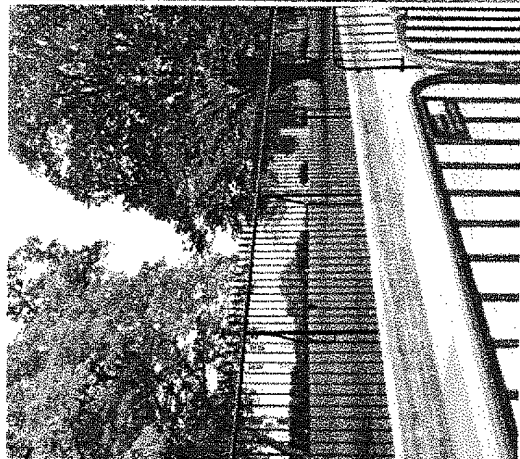
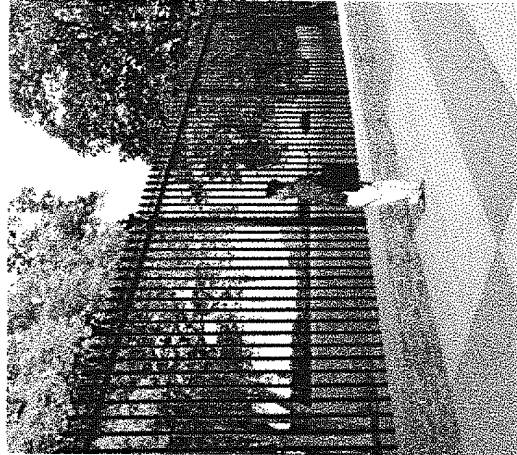
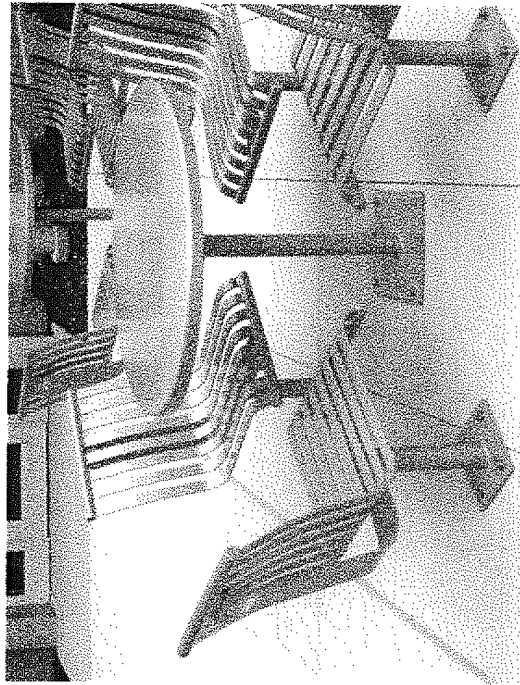
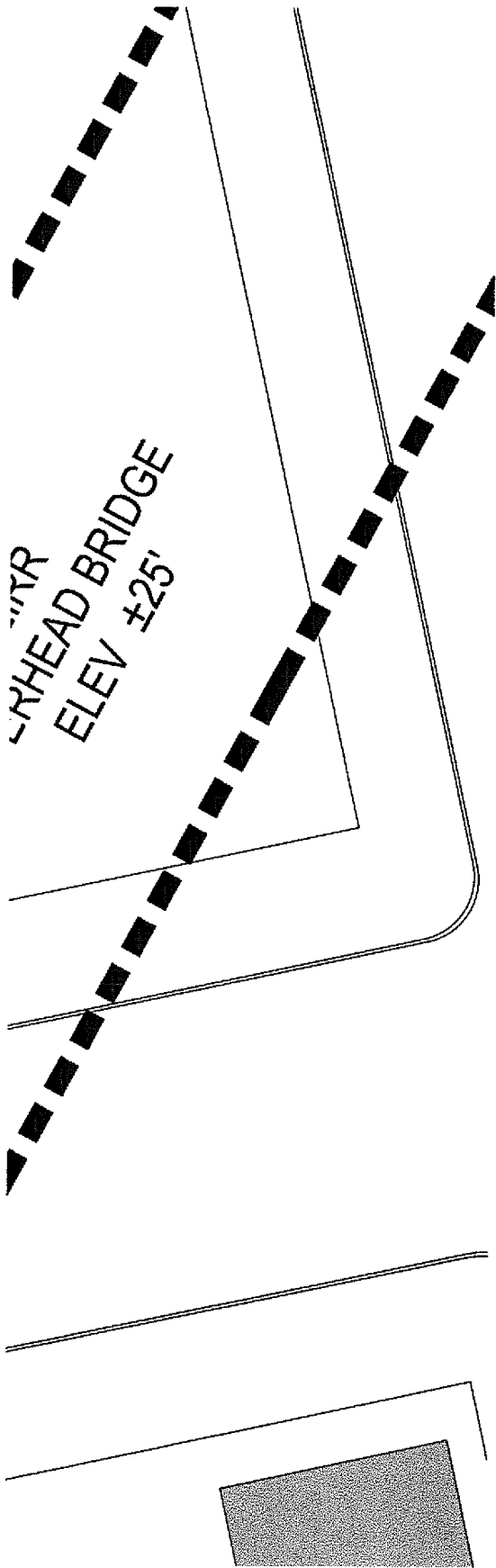
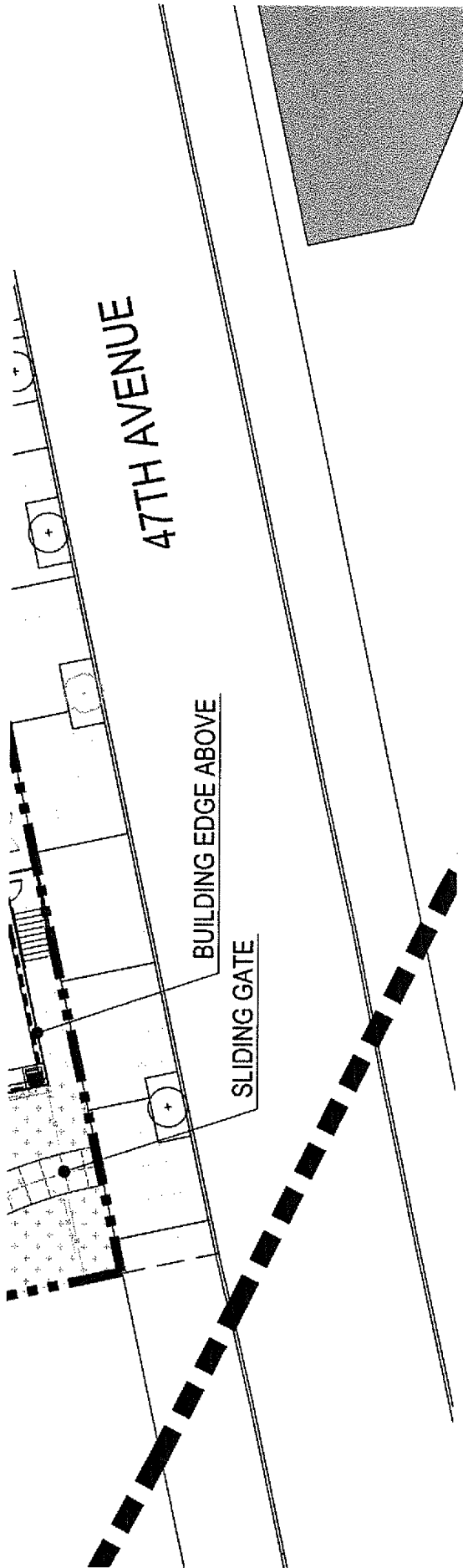


EXHIBIT C
SECTIONS 7 OF 9
10-10-2019



Legend

- SIDEWALK WIDENING LINE
- PROPERTY LINE (& TAX LOT LINE)
- LSGD & PROJECT AREA BOUNDARY & ZONING LOT LINE
- ILLUSTRATIVE BUILDING ENVELOPE
- EXISTING BUILDING FOOTPRINT

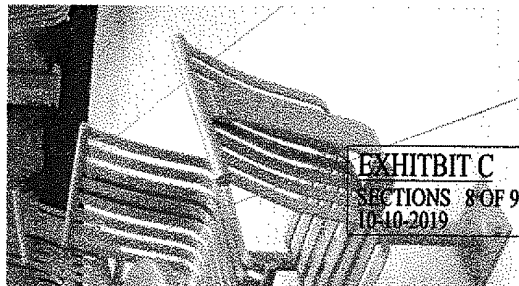
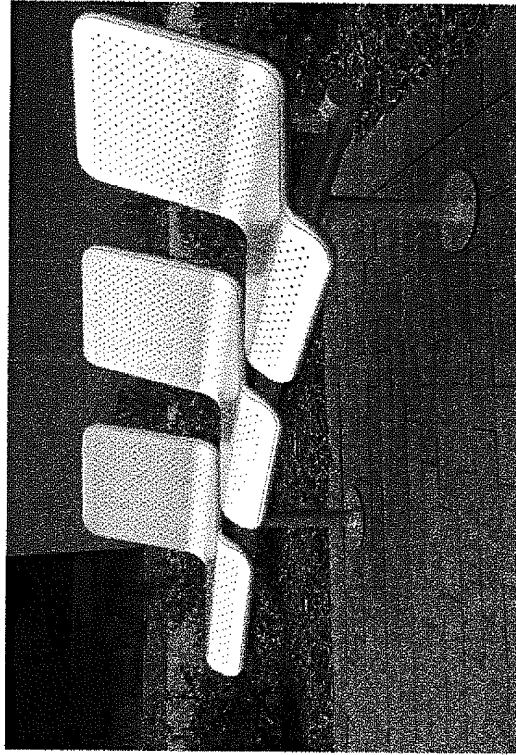
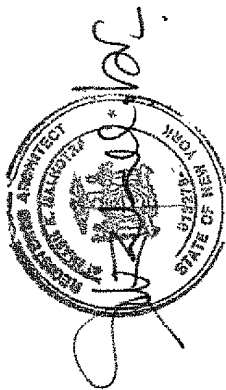


EXHIBIT C
 SECTIONS 8 OF 9
 10-10-2019

DATE: 10/25/2018 TIME: 10:00 AM

Seal & Signature

EXHIBIT C
SECTIONS 9 OF 9
10-10-2019



PROJECT:

69-02 QUEENS BOULEVARD QUEENS NEW YORK CITY

LANDSCAPE WALKWAY PLAN

Date

Scale 1/16"=1'-0"

Project Number

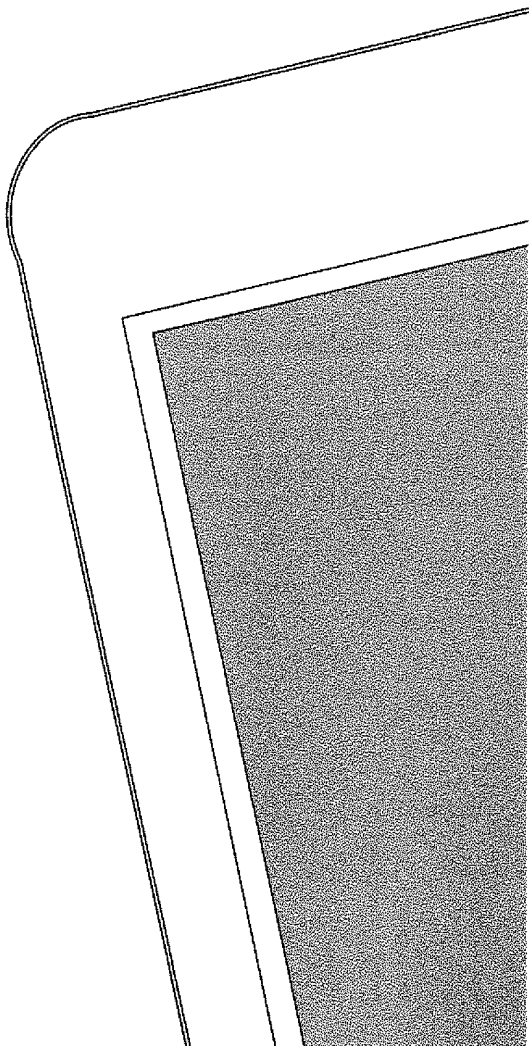
Drawing Number

Z-101

CAD File Number

Page

10/25/2018



0 10' 20' 30' 40' 50' 100'

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