

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Division of Environmental Remediation, Office of the Director

625 Broadway, 12th Floor, Albany, New York 12233-7011

P: (518) 402-9706 | F: (518) 402-9020

www.dec.ny.gov

December 23, 2021

Sent Via Email

QB Development Owner LLC
Zach Kadden
520 Madison Avenue, Suite 3501
New York, NY 10022

Re: Certificate of Completion
69-02 Queens Blvd
Queens, Queens County
Site No. C241235

Dear Mr. Kadden:

Congratulations on having satisfactorily completed the remedial program at the 69-02 Queens Blvd site. Enclosed please find an original, signed Certificate of Completion (COC). The New York State Department of Environmental Conservation (Department) is pleased to inform you that the Final Engineering Report is hereby approved, allowing the COC to be issued for the above-referenced site.

Please note that you are required to perform the following tasks:

- If you are the site owner, you must record the Notice of Certificate of Completion in the recording office for the county (or counties) where any portion of the site is located within 30 days of issuance of the COC; or if you are a prospective purchaser of the site, you must record the Notice within 30 days of the date that you acquire the site. If you are a non-owner, you must work with the owner to assure the Notice is recorded within the time frame specified. A standard Notice of Certificate of Completion form is attached to this letter.
- Provide electronic copies of the recorded Notice and proof of recording to the Department's project manager. Please return the hard copy of the proof of recording to:



Department of
Environmental
Conservation

Rafi Alam, Bureau B
New York State Department of Environmental Conservation
Division of Environmental Remediation
625 Broadway
Albany, NY 12233

- Provide the Notice of Certificate of Completion to the Document Repositories within 10 days of issuance of the COC. The Department will develop a fact sheet announcing the issuance of the COC and describing the institutional and engineering controls (IC/ECs), if any, that are required at the site and distribute it to the County Listserv within 10 days;
- Implement the Department-approved Site Management Plan (SMP) which details the activities necessary to assure the performance, effectiveness, and protectiveness of the remedial program; and you must report the results of these activities to the Department in a Periodic Review Report (PRR) which also includes any required IC/EC Certifications. The site IC/ECs are identified on the attached Site Management Form. The first PRR including the certification of the IC/ECs is due to the Department in April 2023.

If you have any questions regarding any of these items, please contact Rafi Alam at 518-402-8606.

Sincerely,

Susan Edwards

Susan Edwards, P.E.
Acting Director
Division of Environmental Remediation

Enclosure

ec w/ enclosure:

C. Vooris – NYSDOH, Christine.Vooris@health.ny.gov
S. McLaughlin – NYSDOH, Scarlett.mclaughlin@health.ny.gov
A. Ghosh – NYSDOH, arunesh.ghosh@health.ny.gov
K. Brussee – kbrussee@ebcincny.com
A. Czemerinski – ariel@amc-engineering.com
P. Hauge – phauge@gibbonslaw.com
D. Freeman – DFreeman@gibbonslaw.com
Matt Gokey, matthew.gokey@tax.ny.gov
Paul Takac, paul.takac@tax.ny.gov

ec w/o enc.:

R. Alam, H. Dudek, G. Burke, L. Schmidt, J. Andalaro, K. Lewandowski

NYSDEC BROWNFIELD CLEANUP PROGRAM (BCP)

CERTIFICATE OF COMPLETION

CERTIFICATE HOLDER(S):

Name

QB Development Owner LLC

Address

520 Madison avenue, Suite 3501, New York, NY 10022

BROWNFIELD CLEANUP AGREEMENT:

Application Approval: 9/19/19 **Agreement Execution:** 10/11/19

Agreement Index No.: C241235-09-19

Application Approval Amendment: 12/9/21

Agreement Execution Amendment: 12/9/21

SITE INFORMATION:

Site No.: C241235 **Site Name:** 69-02 Queens Blvd

Site Owner: QB Development Owner LLC

Street Address: 46-09 69th Street and 46-10 70th Street

Municipality: Queens **County:** Queens **DEC Region:** 2

Site Size: 1.65 Acres

Tax Map Identification Number(s): 2432-8, 2432-9

Percentage of site located in an EnZone: 0 - 49 %

A description of the property subject to this Certificate is attached as Exhibit A and a site survey is attached as Exhibit B.

CERTIFICATE ISSUANCE

This Certificate of Completion, hereinafter referred to as the "Certificate," is issued pursuant to Article 27, Title 14 of the New York State Environmental Conservation Law ("ECL").

This Certificate has been issued upon satisfaction of the Commissioner, following review by the Department of the Final Engineering Report and data submitted pursuant to the Brownfield Site Cleanup Agreement, as well as any other relevant information regarding the site, that the applicable remediation requirements set forth in the ECL have been or will be achieved in accordance with the time frames, if any, established in the remedial work plan.

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

For a 1.319-acre area – See Exhibits A and B

Allowable Uses under the BCP: Unrestricted, Restricted, Restricted-Residential, Commercial, and Industrial
Cleanup Track: Track 1: Unrestricted Use

Tax Credit Provisions:

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

Eligibility for Tangible Property Credit is available because the certificate holder submitted documentation to the Department's satisfaction that the project was an Affordable Housing project. If affordable housing is not constructed there is no Tangible Property Credits. Tangible Property Credit is 15%. Comprised of 10% Base, 5% Track 1.

For a 0.331-acre area – See Exhibits A and B

Allowable Uses under the BCP: Restricted-Residential, Commercial, and Industrial

Cleanup Track: Track 4: Restricted use with site-specific soil cleanup objectives

Tax Credit Provisions:

Site Preparation and On-Site Groundwater Remediation Credit Component Rate is 28 %.

Eligibility for Tangible Property Credit is available because the certificate holder submitted documentation to the Department's satisfaction that the project was an Affordable Housing project. If affordable housing is not constructed there is no Tangible Property Credits. Tangible Property Credit is 10%. Comprised of 10% Base.

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

The Remedial Program includes use restrictions or reliance on the long-term employment of institutional or engineering controls which are contained in the approved Site Management Plan and an Environmental Easement granted pursuant to ECL Article 71, Title 36 which has been duly recorded in the Recording Office for Queens County as 2021000466432.

LIABILITY LIMITATION

Upon issuance of this Certificate of Completion, and subject to the terms and conditions set forth herein, the Certificate holder(s) shall be entitled to the liability limitation provided in ECL Section 27-1421. The liability limitation shall run with the land, extending to the Certificate holder's successors or assigns through acquisition of title to the site and to a person who develops or otherwise occupies the site, subject to certain limitations as set forth in ECL Section 27-1421. The liability limitation shall be subject to all rights reserved to the State by ECL Section 27-1421.2 and any other applicable provision of law.

CERTIFICATE TRANSFERABILITY

This Certificate may be transferred to the Certificate holder's successors or assigns upon transfer or sale of the site as provided by ECL Section 27-1419.5 and 6NYCRR Part 375-1.9.

CERTIFICATE MODIFICATION/REVOCATION

This Certificate of Completion may be modified or revoked by the Commissioner following notice and an opportunity for a hearing in accordance with ECL Section 27-1419 and 6NYCRR Part 375-1.9(e) upon a finding that:

- (1) either the Applicant or the Applicant's successors or assigns have failed to comply with the terms and conditions of the Brownfield Site Cleanup Agreement;
- (2) the Applicant made a misrepresentation of a material fact tending to demonstrate that it was qualified as a Volunteer;
- (3) either the Applicant or the Applicant's successors or assigns made a misrepresentation of a material fact tending to demonstrate that the cleanup levels identified in the Brownfield Site Cleanup Agreement were reached;
- (4) there is good cause for such modification or revocation.

(5) either the Applicant or the Applicant's successors or assigns failed to manage the controls or monitoring in full compliance with the terms of the remedial program;

(6) the terms and conditions of the environmental easement have been intentionally violated or found to be not protective or enforceable.

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

Basil Seggos
Commissioner
New York State Department of Environmental Conservation

By: Susan Edwards Date: 12/23/2021

Susan Edwards, P.E., Acting Director
Division of Environmental Remediation

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

69-02 Queens Blvd, Site ID No. C241235
46-09 69th Street and 46-10 70th Street, Queens, New York 11377
Queens, Queens County, Tax Map Identification Numbers: 2432-8, 2432-9

PLEASE TAKE NOTICE, the New York State Department of Environmental Conservation (Department) has issued a Certificate of Completion (Certificate) pursuant to Article 27, Title 14 of the New York State Environmental Conservation Law (ECL) to QB Development Owner LLC for a parcel approximately 1.65 located at the 46-09 69th Street and 46-10 70th Street in Queens, Queens County.

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

PLEASE TAKE NOTICE, the remedial program for a 1.319-acre portion of the Site has achieved a cleanup level that would be consistent with the following categories of uses (actual site use is subject to local zoning requirements):

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

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

PLEASE TAKE NOTICE, the remedial program for a 0.331-acre portion of the Site has achieved a cleanup level that would be consistent with the following categories of uses (actual site use is subject to local zoning requirements):

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

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

69-02 Queens Blvd, C241235
46-09 69th Street and 46-10 70th Street, Queens, New York 11377

PLEASE TAKE NOTICE, since the remedial program relies upon use restrictions or the long-term employment of institutional or engineering controls; such institutional or engineering controls are contained in an Environmental Easement granted pursuant to ECL Article 71, Title 36 which has been duly recorded in the Recording Office for Queens County as 2021000466432.

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

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

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

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

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

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

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

PLEASE TAKE NOTICE, a copy of the Certificate can be reviewed at the NYSDEC's Region 2 located at 47-40 21st St, Long Island City, NY 11101, by contacting the Regional Environmental Remediation Engineer, or at <https://www.dec.ny.gov/data/DecDocs/C241235/>.

WHEREFORE, the undersigned has signed this Notice of Certificate

QB Development Owner LLC

By: _____

Title: _____

Date: _____

STATE OF NEW YORK) SS:
COUNTY OF)

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

Signature and Office of individual
taking acknowledgment

Please record and return to:
QB Development Owner LLC
Attn: Zach Kadden
520 Madison Avenue, Suite 3501
New York, NY 10022

Exhibit A

Site Description

METES & BOUNDS DESCRIPTION
TRACK 4 (EASEMENT AREA)
PART OF LOT 9
BLOCK 2432
BOROUGH & COUNTY OF QUEENS
CITY AND STATE OF NEW YORK

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 156.02 feet to a point, THENCE;

ALONG THE DIVIDING LINE OF TRACK 1 THE FOLLOWING SIX (6) COURSES

2. SOUTHERLY ALONG THE DIVIDING LINE WITH TRACK 1, HAVING AN INTERIOR ANGLE OF 110 DEGREES – 57 MINUTES – 05 SECONDS WITH THE PREVIOUS COURSE, A DISTANCE OF 56.00 FEET TO A POINT, THENCE;
3. WESTERLY, HAVING AN INTERIOR ANGLE OF 92 DEGREES – 23 MINUTES - 13 SECONDS WITH THE PREVIOUS COURSE, A DISTANCE OF 58.22 FEET TO A POINT, THENCE;
4. SOUTHERLY, HAVING AN EXTERIOR ANGLE OF 90 DEGREES – 00 MINUTES - 00 SECONDS WITH THE PREVIOUS COURSE, A DISTANCE OF 17.40 FEET TO A POINT, THENCE;
5. WESTERLY, HAVING AN INTERIOR ANGLE OF 90 DEGREES – 00 MINUTES - 00 SECONDS WITH THE PREVIOUS COURSE, A DISTANCE OF 39.68 FEET TO A POINT, THENCE;
6. NORTHERLY, HAVING AN INTERIOR ANGLE OF 90 DEGREES – 00 MINUTES - 00 SECONDS WITH THE PREVIOUS COURSE, A DISTANCE OF 17.40 FEET TO A POINT, THENCE;
7. WESTERLY, HAVING AN EXTERIOR ANGLE OF 90 DEGREES - 00 MINUTES - 00 SECONDS WITH THE PREVIOUS COURSE, A DISTANCE OF 66.10 FEET TO A POINT IN THE EASTERLY LINE OF 69TH STREET (AKA FISK AVENUE) (80 FOOT WIDE RIGHT OF WAY), THENCE;
8. NORTHERLY, ALONG SAID 69TH STREET HAVING AN INTERIOR ANGLE OF 78 DEGREES – 54 MINUTES - 44 SECONDS WITH THE PREVIOUS COURSE, A DISTANCE OF 120.00 FEET TO THE POINT AND PLACE OF BEGINNING.

CONTAINING 14,426 SQUARE FEET OR 0.331 ACRES

THIS PROPERTY MAY BE SUBJECT TO EASEMENTS AND/OR ENCUMBRANCES, EITHER WRITTEN OR IMPLIED.

METES & BOUNDS DESCRIPTION

TRACK 1
PART OF LOTS 8 & 9
BLOCK 2432
BOROUGH & COUNTY OF QUEENS
CITY AND STATE OF NEW YORK

BEGINNING at A POINT IN THE SOUTHERLY LINE OF Queens Boulevard, a 200 foot wide public right of way, SAID POINT BEING DISTANT EASTERLY 156.02 FEET FROM 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 43.60 feet to a point, THENCE;
2. 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, THENCE;
4. 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, THENCE;

5. NORTHEASTERLY, HAVING AN EXTERIOR ANGLE OF 90 DEGREES - 43 MINUTES - 11 SECONDS WITH THE PREVIOUS COURSE, A DISTANCE OF 21.18 FEET TO A POINT, THENCE;

ALONG THE DIVIDING LINE WITH LOT 39 THE FOLLOWING TWO (2) COURSES

6. SOUTHEASTERLY, HAVING AN INTERIOR ANGLE OF 90 DEGREES – 43 MINUTES - 10 SECONDS WITH THE PREVIOUS COURSE, A DISTANCE OF 15.03 FEET TO A POINT, THENCE;
7. NORTHEASTERLY, HAVING AN EXTERIOR ANGLE OF 90 DEGREES – 53 MINUTES - 10 SECONDS WITH THE PREVIOUS COURSE, A DISTANCE OF 120.10 FEET TO A POINT, THENCE;

ALONG THE WESTERLY LINE OF 70TH STREET THE FOLLOWING TWO COURSES:

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, THENCE;
9. 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) TO A POINT, THENCE;

10. RUNNING THENCE WESTERLY ALONG THE NORTHERLY LINE OF 47TH AVENUE A DISTANCE OF 275.21 FEET TO A POINT, THENCE;

11. NORTHERLY ALONG THE DIVIDING LINE WITH LOT 1, HAVING AN INTERIOR ANGLE OF 90 – DEGREES – 00 MINUTES – 00 SECONDS, A DISTANCE OF 24.37 FEET TO A POINT, THENCE

12. NORTHWESTERLY ALONG THE DIVIDING LINE WITH LOT 1, HAVING AN EXTERIOR ANGLE OF 130 DEGREES – 51 MINUTES – 10 SECONDS WITH THE PREVIOUS COURSE, A DISTANCE OF 154.00 FEET TO A POINT, THENCE;

13. SOUTHWESTERLY, HAVING AN EXTERIOR ANGLE OF 139 DEGREES – 08 MINUTES - 51 SECONDS WITH THE PREVIOUS COURSE, A DISTANCE OF 33.64 FEET TO A POINT IN THE EASTERLY SIDE LINE OF 69TH STREET (80' WIDE PUBLIC RIGHT OF WAY), THENCE;

14. NORTHWESTERLY ALONG THE EASTERLY LINE OF 69TH STREET, HAVING AN INTERIOR ANGLE OF 90 DEGREES – 00 MINUTES – 00 SECONDS WITH THE PREVIOUS COURSE, A DISTANCE OF 49.55 FEET TO THE POINT, THENCE;

ALONG THE DIVIDING LINE OF TRACK 4 THE FOLLOWING SIX (6) COURSES

15. EASTERLY HAVING AN EXTERIOR ANGLE OF 78 DEGREES – 54 MINUTES - 44 SECONDS WITH THE PREVIOUS COURSE, A DISTANCE OF 66.10 FEET TO A POINT, THENCE;

16. SOUTHERLY, HAVING AN INTERIOR ANGLE OF 90 DEGREES – 00 MINUTES - 00 SECONDS WITH THE PREVIOUS COURSE, A DISTANCE OF 17.40 FEET TO A POINT, THENCE;

17. EASTERLY, HAVING AN EXTERIOR ANGLE OF 90 DEGREES – 00 MINUTES - 00 SECONDS WITH THE PREVIOUS COURSE, A DISTANCE OF 39.68 FEET TO A POINT, THENCE;

18. NORTHERLY, HAVING AN EXTERIOR ANGLE OF 90 DEGREES – 00 MINUTES - 00 SECONDS WITH THE PREVIOUS COURSE, A DISTANCE OF 17.40 FEET TO A POINT, THENCE;

19. EASTERLY, HAVING AN INTERIOR ANGLE OF 90 DEGREES – 00 MINUTES - 00 SECONDS WITH THE PREVIOUS COURSE, A DISTANCE OF 58.22 FEET TO A POINT, THENCE;

20. NORTHERLY, HAVING AN EXTERIOR ANGLE OF 92 DEGREES – 23 MINUTES - 13 SECONDS WITH THE PREVIOUS COURSE, A DISTANCE OF 56.00 FEET TO THE POINT AND PLACE OF BEGINNING.

CONTAINING 57,475 SQUARE FEET OR 1.319 ACRES

THIS PROPERTY MAY BE SUBJECT TO EASEMENTS AND/OR ENCUMBRANCES, EITHER WRITTEN OR IMPLIED.

[The two (2) areas, when taken together, have an area of 71,901 square feet or 1.65 acre.]

Exhibit B

Site Survey

12°

QUEENS BOULEVARD

(A.K.A. THOMSON AVENUE
(200' WIDE))

THIS PROPERTY IS SUBJECT TO AN ENVIRONMENTAL EASEMENT HELD BY THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION PURSUANT TO TITLE 36 OF ARTICLE 71 OF THE NEW YORK ENVIRONMENTAL CONSERVATION LAW. THE ENGINEERING AND INSTITUTIONAL CONTROLS FOR THE EASEMENT ARE SET FORTH IN THE SITE MANAGEMENT PLAN (SMP). A COPY OF THE SMP MUST BE OBTAINED BY AN PARTY WITH AN INTEREST IN THE PROPERTY. THE SMP CAN BE OBTAINED FROM NYS DEPARTMENT OF ENVIRONMENTAL CONSERVATION, DIVISION OF ENVIRONMENTAL REMEDIATION, SITE CONTROL SECTION, 625 BROADWAY, ALBANY, NY 12233 OR AT DERWEB@DEC.NY.GOV.

GRAPHIC SCALE

20 0 10 20 40 80
(IN FEET)
1 inch = 20.0'

LEGEND

	DEPRESSED CURB		STREET LIGHT
	HYDRANT		TRAFFIC SIGNAL POLE
	SIAMESE CONNECTION		TRAFFIC SIGNAL
	WATER VALVE		SIGN
	GAS VALVE		BOLLARD
	DRAINAGE/STORM MANHOLE		SECURITY CAMERA
	SANITARY/SEWER MANHOLE		PARKING METER
	COMBINED SEWER MANHOLE		MONITORING WELL
	CON. ED. MANHOLE		MONITORING WELL ON CONC.
	TELEPHONE MANHOLE		PAY PHONE
	ELECTRIC MANHOLE		CATCH BASIN OR INLET
	UNKNOWN MANHOLE		DECIDUOUS TREE
	WATER MANHOLE		CHAIN LINK FENCE
	GAS MANHOLE		DEPRESSED CURB
	DETECTABLE WARNING PAD		EDGE OF CONC.
	UTILITY POLE		EDGE OF PAVEMENT
	UTILITY POLE/HEIGHT POLE		METAL COVER
	GUY WIRE		TYPICAL
	MAIL BOX		OVERHEAD WIRES
	EXISTING SPOT ELEVATION		APPROX. LOC. UNDERGROUND GAS LINE
	EXIST. TOP OF CURB ELEVATION		APPROX. LOC. UNDERGROUND ELEC. LINE
	EXIST. GUTTER ELEVATION		APPROX. LOC. UNDERGROUND FIBER OPTIC LINE
	EXIST. TOP OF WALL ELEVATION		APPROX. LOC. UNDERGROUND TEL. LINE
	EXIST. BOTTOM OF WALL ELEVATION		RIM NAVD 88 (BOROUGH SEWER DATUM)
			INV. NAVD 88 (BOROUGH SEWER DATUM)

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

ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.

THIS SURVEY HAS BEEN PERFORMED IN THE FIELD UNDER MY SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE, BELIEF, AND INFORMATION, THIS SURVEY HAS BEEN PERFORMED IN ACCORDANCE WITH CURRENTLY ACCEPTED ACCURACY STANDARDS.

NOT LESS SEALED
JAMES C. WARRIN
NEW YORK PROFESSIONAL LAND SURVEYOR #50765
09-27-2021
DATE

SURVEYOR'S DESCRIPTION
BLOCK 2432
ENVIRONMENTAL EASEMENT DESCRIPTION
PART OF LOT 9
BLOCK 2432
BOROUGH & COUNTY OF QUEENS
CITY AND STATE OF NEW YORK

- 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 EASTERLY ALONG THE SOUTH LINE OF SAID QUEENS BOULEVARD, EAST 158.02 FEET TO A POINT, THENCE;
 - SOUTHERLY ALONG THE DIVIDING LINE WITH TRACK 1, HAVING AN INTERIOR ANGLE OF 110 DEGREES - 05 MINUTES - 05 SECONDS WITH THE PREVIOUS COURSE, A DISTANCE OF 56.00 FEET TO A POINT, THENCE;
 - WESTERLY, HAVING AN INTERIOR ANGLE OF 92 DEGREES - 23 MINUTES - 13 SECONDS WITH THE PREVIOUS COURSE, A DISTANCE OF 58.22 FEET TO A POINT, THENCE;
 - SOUTHERLY, HAVING AN EXTERIOR ANGLE OF 90 DEGREES - 00 MINUTES - 00 SECONDS WITH THE PREVIOUS COURSE, A DISTANCE OF 17.40 FEET TO A POINT, THENCE;
 - WESTERLY, HAVING AN INTERIOR ANGLE OF 90 DEGREES - 00 MINUTES - 00 SECONDS WITH THE PREVIOUS COURSE, A DISTANCE OF 39.68 FEET TO A POINT, THENCE;
 - NORTHERLY, HAVING AN INTERIOR ANGLE OF 90 DEGREES - 00 MINUTES - 00 SECONDS WITH THE PREVIOUS COURSE, A DISTANCE OF 17.40 FEET TO A POINT, THENCE;
 - WESTERLY, HAVING AN EXTERIOR ANGLE OF 90 DEGREES - 00 MINUTES - 00 SECONDS WITH THE PREVIOUS COURSE, A DISTANCE OF 86.10 FEET TO A POINT IN THE EASTERLY LINE OF 69TH STREET (AND THE AVENUE) (80 FOOT WIDE RIGHT OF WAY), THENCE;
 - NORTHERLY, ALONG SAID 69TH STREET HAVING AN INTERIOR ANGLE OF 78 DEGREES - 54 MINUTES - 44 SECONDS WITH THE PREVIOUS COURSE, A DISTANCE OF 120.00 FEET TO THE POINT AND PLACE OF BEGINNING.

SURVEYOR'S DESCRIPTION

- LOT 8, BLOCK 2432
- BEGINNING AT THE CORNER FORMED BY THE INTERSECTION OF THE SOUTH LINE OF WESTERLY INTERSECTION OF 70TH STREET AND 47TH AVENUE (60' WIDE PUBLIC RIGHT OF WAY);
- RUNNING THENCE WESTERLY ALONG THE NORTHERLY LINE OF 47TH AVENUE A DISTANCE OF 275.21 FEET TO A POINT, THENCE;
 - NORTHERLY ALONG THE DIVIDING LINE WITH LOT 1, HAVING AN INTERIOR ANGLE OF 90 - DEGREES - 00 MINUTES - 00 SECONDS, A DISTANCE OF 24.37 FEET TO A POINT, THENCE;
 - NORTHERLY ALONG THE DIVIDING LINE WITH LOT 1, HAVING AN EXTERIOR ANGLE OF 130 DEGREES - 51 MINUTES - 10 SECONDS WITH THE PREVIOUS COURSE, A DISTANCE OF 154.00 FEET TO A POINT, THENCE;
 - ALONG THE DIVIDING LINE WITH PROPOSED LOT 8 AND PROPOSED LOT 9 THE FOLLOWING FOUR (4) COURSES;
 - NORTHEASTERLY, HAVING AN INTERIOR ANGLE OF 90 DEGREES - 00 MINUTES - 00 SECONDS WITH THE PREVIOUS COURSE, A DISTANCE OF 55.33 FEET TO A POINT, THENCE;
 - NORTHERLY, HAVING AN EXTERIOR ANGLE OF 151 DEGREES - 23 MINUTES - 52 SECONDS WITH THE PREVIOUS COURSE, A DISTANCE OF 24.68 FEET TO A POINT, THENCE;
 - EASTERLY, HAVING AN INTERIOR ANGLE OF 90 DEGREES - 00 MINUTES - 00 SECONDS WITH THE PREVIOUS COURSE, A DISTANCE OF 24.68 FEET TO A POINT, THENCE;
 - EASTERLY, HAVING AN EXTERIOR ANGLE OF 167 DEGREES - 44 MINUTES - 58 SECONDS WITH THE PREVIOUS COURSE, A DISTANCE OF 35.23 FEET TO A POINT, THENCE;
 - ALONG THE DIVIDING LINE WITH LOT 23 THE FOLLOWING TWO (2) COURSES;
 - SOUTHERLY, HAVING AN INTERIOR ANGLE OF 101 DEGREES - 48 MINUTES - 48 SECONDS WITH THE PREVIOUS COURSE, A DISTANCE OF 122.26 FEET TO A POINT, THENCE;
 - NORTHEASTERLY, HAVING AN EXTERIOR ANGLE OF 90 DEGREES - 43 MINUTES - 11 SECONDS WITH THE PREVIOUS COURSE, A DISTANCE OF 21.18 FEET TO A POINT, THENCE;
 - ALONG THE DIVIDING LINE WITH LOT 39 THE FOLLOWING TWO (2) COURSES;
 - SOUTHERLY, HAVING AN INTERIOR ANGLE OF 90 DEGREES - 43 MINUTES - 10 SECONDS WITH THE PREVIOUS COURSE, A DISTANCE OF 15.03 FEET TO A POINT, THENCE;
 - NORTHEASTERLY, HAVING AN EXTERIOR ANGLE OF 90 DEGREES - 43 MINUTES - 10 SECONDS WITH THE PREVIOUS COURSE, A DISTANCE OF 15.03 FEET TO A POINT, THENCE;
 - SOUTHERLY, HAVING AN INTERIOR ANGLE OF 90 DEGREES - 43 MINUTES - 10 SECONDS WITH THE PREVIOUS COURSE, A DISTANCE OF 15.03 FEET TO A POINT, THENCE;
 - SOUTHERLY, HAVING AN INTERIOR ANGLE OF 177 DEGREES - 04 MINUTES - 15 SECONDS WITH THE PREVIOUS COURSE, A DISTANCE OF 86.17 FEET TO A POINT AT THE NORTH WESTERLY INTERSECTION OF 70TH STREET AND 47TH AVENUE (80' WIDE PUBLIC RIGHT OF WAY) TO A POINT, THENCE;
 - RUNNING THENCE WESTERLY ALONG THE NORTHERLY LINE OF 47TH AVENUE A DISTANCE OF 275.21 FEET TO A POINT, THENCE;
 - NORTHERLY ALONG THE DIVIDING LINE WITH LOT 1, HAVING AN INTERIOR ANGLE OF 90 - DEGREES - 00 MINUTES - 00 SECONDS, A DISTANCE OF 24.37 FEET TO A POINT, THENCE;
 - NORTHERLY ALONG THE DIVIDING LINE WITH LOT 1, HAVING AN EXTERIOR ANGLE OF 130 DEGREES - 51 MINUTES - 10 SECONDS WITH THE PREVIOUS COURSE, A DISTANCE OF 154.00 FEET TO A POINT, THENCE;
 - SOUTHERLY, HAVING AN EXTERIOR ANGLE OF 130 DEGREES - 08 MINUTES - 51 SECONDS WITH THE PREVIOUS COURSE, A DISTANCE OF 23.64 FEET TO A POINT IN THE EASTERLY SIDE LINE OF 69TH STREET (80' WIDE PUBLIC RIGHT OF WAY), THENCE;
 - NORTHERLY ALONG THE EASTERLY LINE OF 69TH STREET, HAVING AN INTERIOR ANGLE OF 90 DEGREES - 00 MINUTES - 00 SECONDS WITH THE PREVIOUS COURSE, A DISTANCE OF 49.95 FEET TO THE POINT, THENCE;

SURVEYOR'S DESCRIPTION

- LOT 9, BLOCK 2432
- 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 EASTERLY ALONG THE SOUTH LINE OF SAID QUEENS BOULEVARD, EAST 158.02 FEET TO A POINT, 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, THENCE CONTINUING ALONG SAID DIVIDING LINE THE FOLLOWING THREE COURSES;
 - EASTERLY, HAVING AN INTERIOR ANGLE OF 260 DEGREES - 16 MINUTES - 50 SECONDS WITH THE PREVIOUS COURSE, A DISTANCE OF 39.60 FEET TO A POINT, THENCE;
 - SOUTHERLY, HAVING AN INTERIOR ANGLE OF 90 DEGREES - 43 MINUTES - 10 SECONDS WITH THE PREVIOUS COURSE, A DISTANCE OF 15.03 FEET TO A POINT, THENCE;
 - NORTHEASTERLY, HAVING AN EXTERIOR ANGLE OF 90 DEGREES - 43 MINUTES - 10 SECONDS WITH THE PREVIOUS COURSE, A DISTANCE OF 21.18 FEET TO A POINT, THENCE;
 - ALONG THE DIVIDING LINE WITH LOT 39 THE FOLLOWING TWO (2) COURSES;
 - SOUTHERLY, HAVING AN INTERIOR ANGLE OF 90 DEGREES - 43 MINUTES - 10 SECONDS WITH THE PREVIOUS COURSE, A DISTANCE OF 15.03 FEET TO A POINT, THENCE;
 - NORTHEASTERLY, HAVING AN EXTERIOR ANGLE OF 90 DEGREES - 43 MINUTES - 10 SECONDS WITH THE PREVIOUS COURSE, A DISTANCE OF 15.03 FEET TO A POINT, THENCE;
 - SOUTHERLY, HAVING AN INTERIOR ANGLE OF 177 DEGREES - 04 MINUTES - 15 SECONDS WITH THE PREVIOUS COURSE, A DISTANCE OF 86.17 FEET TO A POINT AT THE NORTH WESTERLY INTERSECTION OF 70TH STREET AND 47TH AVENUE (80' WIDE PUBLIC RIGHT OF WAY) TO A POINT, THENCE;
 - RUNNING THENCE WESTERLY ALONG THE NORTHERLY LINE OF 47TH AVENUE A DISTANCE OF 275.21 FEET TO A POINT, THENCE;
 - NORTHERLY ALONG THE DIVIDING LINE WITH LOT 1, HAVING AN INTERIOR ANGLE OF 90 - DEGREES - 00 MINUTES - 00 SECONDS, A DISTANCE OF 24.37 FEET TO A POINT, THENCE;
 - NORTHERLY ALONG THE DIVIDING LINE WITH LOT 1, HAVING AN EXTERIOR ANGLE OF 130 DEGREES - 51 MINUTES - 10 SECONDS WITH THE PREVIOUS COURSE, A DISTANCE OF 154.00 FEET TO A POINT, THENCE;
 - SOUTHERLY, HAVING AN EXTERIOR ANGLE OF 130 DEGREES - 08 MINUTES - 51 SECONDS WITH THE PREVIOUS COURSE, A DISTANCE OF 23.64 FEET TO A POINT IN THE EASTERLY SIDE LINE OF 69TH STREET (80' WIDE PUBLIC RIGHT OF WAY), THENCE;
 - NORTHERLY ALONG THE EASTERLY LINE OF 69TH STREET, HAVING AN INTERIOR ANGLE OF 90 DEGREES - 00 MINUTES - 00 SECONDS WITH THE PREVIOUS COURSE, A DISTANCE OF 49.95 FEET TO THE POINT, THENCE;

- ALONG THE DIVIDING LINE WITH PROPOSED LOT 8 AND PROPOSED LOT 9 THE FOLLOWING FOUR (4) COURSES;
- WESTERLY, HAVING AN INTERIOR ANGLE OF 78 DEGREES - 45 MINUTES - 12 SECONDS WITH THE PREVIOUS COURSE, A DISTANCE OF 35.23 FEET TO A POINT, THENCE;
 - WESTERLY, HAVING AN INTERIOR ANGLE OF 167 DEGREES - 44 MINUTES - 58 SECONDS WITH THE PREVIOUS COURSE, A DISTANCE OF 122.26 FEET TO A POINT, THENCE;
 - SOUTHERLY, HAVING AN EXTERIOR ANGLE OF 90 DEGREES - 00 MINUTES - 00 SECONDS WITH THE PREVIOUS COURSE, A DISTANCE OF 24.68 FEET TO A POINT, THENCE;
 - SOUTHERLY, HAVING AN INTERIOR ANGLE OF 151 DEGREES - 23 MINUTES - 52 SECONDS WITH THE PREVIOUS COURSE, A DISTANCE OF 55.33 FEET TO A POINT, THENCE;
 - ALONG THE DIVIDING LINE WITH LOT 1 THE FOLLOWING TWO (2) COURSES;
 - NORTHEASTERLY, HAVING AN INTERIOR ANGLE OF 90 DEGREES - 00 MINUTES - 00 SECONDS WITH THE PREVIOUS COURSE, A DISTANCE OF 31.06 FEET TO A POINT, THENCE;
 - SOUTHERLY, HAVING AN EXTERIOR ANGLE OF 130 DEGREES - 08 MINUTES - 51 SECONDS WITH THE PREVIOUS COURSE, A DISTANCE OF 154.00 FEET TO A POINT IN THE EASTERLY SIDE LINE OF 69TH STREET (80' WIDE PUBLIC RIGHT OF WAY), THENCE;
 - NORTHERLY ALONG THE EASTERLY LINE OF 69TH STREET, HAVING AN INTERIOR ANGLE OF 90 DEGREES - 00 MINUTES - 00 SECONDS WITH THE PREVIOUS COURSE, A DISTANCE OF 154.00 FEET TO THE POINT AND PLACE OF BEGINNING.

NO.	DESCRIPTION OF REVISION	FIELD CREW	DRAWN	APPROVED	DATE
3	ADDED TRACK METES AND BOUNDS	J.J.W.	J.C.W.		09-27-2021
2	REVISED TO SHOW TRACK CONFIGURATION AND MONITORING WELLS	B.B.	J.J.W.	J.C.W.	08-17-2021
1	REVISED TO SHOW NEW LOT CONFIGURATION	J.J.W.	J.C.W.		06-01-2021

BOUNDARY & LOCATION SURVEY
69-02 QUEENS BLVD.
WOODSIDE, NY 11377
LOTS 8, 9, BLOCK 2432
BOROUGH & COUNTY OF QUEENS
CITY & STATE OF NEW YORK

CONTROL POINT ASSOCIATES, INC.
35 BUCKINGHAM DRIVE
WARRREN, NJ 07059
WWW.CONTROLPOINT.COM

FIELD CREW	G.A.	DATE	SCALE	FILE NO.	DWG NO.
REVIEWED:	J.J.W.	APPROVED:	J.C.W.	DATE:	07-22-2021
				SCALE:	1" = 20'
				FILE NO.:	01-150394-00
				DWG NO.:	1 OF 1



NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
Site Management Form
12/2/2021



SITE DESCRIPTION

SITE NO. C241235

SITE NAME 69-02 Queens Blvd

SITE ADDRESS: 46-09 69th Street and 46-10 70th Street **ZIP CODE:** 11377

CITY/TOWN: Queens

COUNTY: Queens

ALLOWABLE USE: Restricted-Residential, Commercial, and Industrial (for the Track 4 portion of the site)

SITE MANAGEMENT DESCRIPTION

SITE MANAGEMENT PLAN INCLUDES: YES NO

IC/EC Certification Plan



Monitoring Plan



Operation and Maintenance (O&M) Plan



Periodic Review Frequency: once a year

Periodic Review Report Submitted Date: 04/30/2023

Description of Institutional Control

QB Development Owner LLC

520 Madison Avenue, Suite 3501

46-09 69th Street

Environmental Easement

Block: 2432

Lot: 9

Sublot:

Section:

Subsection:

S_B_L Image: 2432-9

Ground Water Use Restriction

IC/EC Plan

Site Management Plan

Description of Engineering Control

QB Development Owner LLC

520 Madison Avenue, Suite 3501

46-09 69th Street

Environmental Easement

Block: 2432

Lot: 9

Sublot:

Section:

Subsection:

S_B_L Image: 2432-9

Cover System

Groundwater Treatment System