



Department of Environmental Conservation

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

PART I. BROWNFIELD CLEANUP AGREEMENT AMENDMENT APPLICATION

Check the appropriate box below based on the nature of the amendment modification requested:

Amendment to [check one or more boxes below]

- Add
- Substitute
- Remove
- Change in Name

applicant(s) to the existing Brownfield Cleanup Agreement [*Complete Section I-IV below and Part II*]

Does this proposed amendment involve a transfer of title to all or part of the brownfield site? Yes No

If yes, pursuant to 6 NYCRR Part 375-1.11(d), a Change of Use form should have been previously submitted. If not, please submit this form with this Amendment. See <http://www.dec.ny.gov/chemical/76250.html>

Amendment to modify description of the property(ies) listed in the existing Brownfield Cleanup Agreement [*Complete Sections I and V below and Part II*]

Amendment to Expand or Reduce property boundaries of the property(ies) listed in the existing Brownfield Cleanup Agreement [*Complete Section I and V below and Part II*]

Sites in Bronx, Kings, New York, Queens, or Richmond counties ONLY: Amendment to request determination that the site is eligible for the tangible property credit component of the brownfield redevelopment tax credit. Please answer questions on the supplement at the end of the form.

Other (explain in detail below)

Please provide a brief narrative on the nature of the amendment:

This Amendment is being made to change the name of the Site owner, listed in Section III of the BCA, to 28-90 Review Avenue Owner, LLC as a result of a transfer of title to the Site which occurred pursuant to a sale which closed on June 23, 2020.

RECEIVED

AUG 11 2020

Bur. Of Tech. Support

Please refer to the attached instructions for guidance on filling out this application

Section I. Existing Agreement Information			
BCP SITE NAME: 28-90 Review Avenue		BCP SITE NUMBER: C241236	
NAME OF CURRENT APPLICANT(S): 28-90 Review Avenue Owner, LLC			
INDEX NUMBER OF EXISTING AGREEMENT: C241236-09-19		DATE OF EXISTING AGREEMENT: 2019/10/02	
Section II. New Requestor Information (if no change to Current Applicant, skip to Section V)			
NAME			
ADDRESS			
CITY/TOWN		ZIP CODE	
PHONE	FAX	E-MAIL	
Is the requestor authorized to conduct business in New York State (NYS)? <input type="checkbox"/> Yes <input type="checkbox"/> No			
<ul style="list-style-type: none"> If the requestor is a Corporation, LLC, LLP or other entity requiring authorization from the NYS Department of State to conduct business in NYS, the requestor's name must appear, exactly as given above, in the NYS Department of State's (DOS) Corporation & Business Entity Database. A print-out of entity information from the DOS database must be submitted to DEC with the application, to document that the applicant is authorized to do business in NYS. 			
NAME OF NEW REQUESTOR'S REPRESENTATIVE			
ADDRESS			
CITY/TOWN		ZIP CODE	
PHONE	FAX	E-MAIL	
NAME OF NEW REQUESTOR'S CONSULTANT (if applicable)			
ADDRESS			
CITY/TOWN		ZIP CODE	
PHONE	FAX	E-MAIL	
NAME OF NEW REQUESTOR'S ATTORNEY (if applicable)			
ADDRESS			
CITY/TOWN		ZIP CODE	
PHONE	FAX	E-MAIL	
Requestor must submit proof that the party signing this Application and Amendment has the authority to bind the Requestor. This would be documentation from corporate organizational papers, which are updated, showing the authority to bind the corporation, or a Corporate Resolution showing the same, or an Operating Agreement or Resolution for an LLC. Is this proof attached? <input type="checkbox"/> Yes <input type="checkbox"/> No			
Describe Requestor's Relationship to Existing Applicant:			

Section III. Current Property Owner/Operator Information (only include if new owner/operator or new existing owner/operator information is provided, and highlight new information)

OWNER'S NAME (if different from requestor)

ADDRESS

CITY/TOWN

ZIP CODE

PHONE

FAX

E-MAIL

OPERATOR'S NAME (if different from requestor or owner)

ADDRESS

CITY/TOWN

ZIP CODE

PHONE

FAX

E-MAIL

Section IV. Eligibility Information for New Requestor (Please refer to ECL § 27-1407 for more detail)

If answering "yes" to any of the following questions, please provide an explanation as an attachment.

1. Are any enforcement actions pending against the requestor regarding this site? Yes No
2. Is the requestor presently subject to an existing order for the investigation, removal or remediation relating to contamination at the site? Yes No
3. Is the requestor subject to an outstanding claim by the Spill Fund for this site? Yes No
Any questions regarding whether a party is subject to a spill claim should be discussed with the Spill Fund Administrator.
4. Has the requestor been determined in an administrative, civil or criminal proceeding to be in violation of i) any provision of the subject law; ii) any order or determination; iii) any regulation implementing ECL Article 27 Title 14; or iv) any similar statute, regulation of the state or federal government? If so, provide an explanation on a separate attachment. Yes No
5. Has the requestor previously been denied entry to the BCP? If so, include information relative to the application, such as name, address, Department assigned site number, the reason for denial, and other relevant information. Yes No
6. Has the requestor been found in a civil proceeding to have committed a negligent or intentionally tortious act involving the handling, storing, treating, disposing or transporting of contaminants? Yes No
7. Has the requestor been convicted of a criminal offense i) involving the handling, storing, treating, disposing or transporting of contaminants; or ii) that involves a violent felony, fraud, bribery, perjury, theft, or offense against public administration (as that term is used in Article 195 of the Penal Law) under federal law or the laws of any state? Yes No
8. Has the requestor knowingly falsified statements or concealed material facts in any matter within the jurisdiction of the Department, or submitted a false statement or made use of or made a false statement in connection with any document or application submitted to the Department? Yes No
9. Is the requestor an individual or entity of the type set forth in ECL 27-1407.9(f) that committed an act or failed to act, and such act or failure to act could be the basis for denial of a BCP application? Yes No
10. Was the requestor's participation in any remedial program under DEC's oversight terminated by DEC or by a court for failure to substantially comply with an agreement or order? Yes No
11. Are there any unregistered bulk storage tanks on-site which require registration? Yes No

THE NEW REQUESTOR MUST CERTIFY THAT IT IS EITHER A PARTICIPANT OR VOLUNTEER IN ACCORDANCE WITH ECL §27-1405 (1) BY CHECKING ONE OF THE BOXES BELOW:

PARTICIPANT

A requestor who either 1) was the owner of the site at the time of the disposal of contamination or 2) is otherwise a person responsible for the contamination, unless the liability arises solely as a result of ownership, operation of, or involvement with the site subsequent to the disposal of contamination.

VOLUNTEER

A requestor other than a participant, including a requestor whose liability arises solely as a result of ownership, operation of or involvement with the site subsequent to the disposal of hazardous waste or discharge of petroleum.

NOTE: By checking this box, a requestor whose liability arises solely as a result of ownership, operation of or involvement with the site certifies that he/she has exercised appropriate care with respect to the hazardous waste found at the facility by taking reasonable steps to: i) stop any continuing discharge; ii) prevent any threatened future release; iii) prevent or limit human, environmental, or natural resource exposure to any previously released hazardous waste.

If a requestor whose liability arises solely as a result of ownership, operation of or involvement with the site, submit a statement describing why you should be considered a volunteer – be specific as to the appropriate care taken.

Requestor's Relationship to Property (check one):

Prior Owner Current Owner Potential /Future Purchaser Other _____

If requestor is not the current site owner, **proof of site access sufficient to complete the remediation must be submitted.** Proof must show that the requestor will have access to the property before signing the BCA and throughout the BCP project, including the ability to place an easement on the site Is this proof attached? Yes No

Note: a purchase contract does not suffice as proof of access.

Section V. Property description and description of changes/additions/reductions (if applicable)

ADDRESS 28-90 Review Avenue

CITY/TOWN Long Island City, Queens

ZIP CODE 11101

TAX BLOCK AND LOT (TBL) (in existing agreement)

Parcel Address	Parcel No.	Section No.	Block No.	Lot No.	Acreage
28-90 Review Avenue			294	106	4.430

Check appropriate boxes below:

Changes to metes and bounds description or TBL correction

Addition of property (may require additional citizen participation depending on the nature of the expansion – see attached instructions)

Approximate acreage added: _____

ADDITIONAL PARCELS:

Parcel Address	Parcel No.	Section No.	Block No.	Lot No.	Acreage

Reduction of property

Approximate acreage removed: _____

PARCELS REMOVED:

Parcel Address	Parcel No.	Section No.	Block No.	Lot No.	Acreage

If requesting to modify a metes and bounds description or requesting changes to the boundaries of a site, please attach a revised metes and bounds description, survey, or acceptable site map to this application.

Supplement to the Application To Amend Brownfield Cleanup Agreement And Amendment - Questions for Sites Seeking Tangible Property Credits in New York City ONLY.

Property is in Bronx, Kings, New York, Queens, or Richmond counties. Yes No

Requestor seeks a determination that the site is eligible for the tangible property credit component of the brownfield redevelopment tax credit. Yes No

Please answer questions below and provide documentation necessary to support answers.

1. Is at least 50% of the site area located within an environmental zone pursuant to Tax Law 21(6)?
Please see [DEC's website](#) for more information. Yes No

2. Is the property upside down as defined below? Yes No

From ECL 27-1405(31):

"Upside down" shall mean a property where the projected and incurred cost of the investigation and remediation which is protective for the anticipated use of the property equals or exceeds seventy-five percent of its independent appraised value, as of the date of submission of the application for participation in the brownfield cleanup program, developed under the hypothetical condition that the property is not contaminated.

3. Is the project an affordable housing project as defined below? Yes No

From 6 NYCRR 375- 3.2(a) as of August 12, 2016:

(a) "Affordable housing project" means, for purposes of this part, title fourteen of article twenty seven of the environmental conservation law and section twenty-one of the tax law only, a project that is developed for residential use or mixed residential use that must include affordable residential rental units and/or affordable home ownership units.

(1) Affordable residential rental projects under this subdivision must be subject to a federal, state, or local government housing agency's affordable housing program, or a local government's regulatory agreement or legally binding restriction, which defines (i) a percentage of the residential rental units in the affordable housing project to be dedicated to (ii) tenants at a defined maximum percentage of the area median income based on the occupants' households annual gross income.

(2) Affordable home ownership projects under this subdivision must be subject to a federal, state, or local government housing agency's affordable housing program, or a local government's regulatory agreement or legally binding restriction, which sets affordable units aside for home owners at a defined maximum percentage of the area median income.

(3) "Area median income" means, for purposes of this subdivision, the area median income for the primary metropolitan statistical area, or for the county if located outside a metropolitan statistical area, as determined by the United States department of housing and urban development, or its successor, for a family of four, as adjusted for family size.

PART II. BROWNFIELD CLEANUP PROGRAM AMENDMENT

Existing Agreement Information

BCP SITE NAME: 28-90 Review Avenue

BCP SITE NUMBER: C241236

NAME OF CURRENT APPLICANT(S): 28-90 Review Avenue Owner, LLC

INDEX NUMBER OF EXISTING AGREEMENT: C241236-09-19

EFFECTIVE DATE OF EXISTING AGREEMENT: 2019/10/02

Declaration of Amendment:

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

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

Statement of Certification and Signatures: New Requestor(s) (if applicable)

(Individual)

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

Date: _____ Signature: _____

Print Name: _____

(Entity)

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

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

Date: _____ Signature: _____

Print Name: _____

Statement of Certification and Signatures: Existing Applicant(s) (an authorized representative of each applicant must sign)

(Individual)

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

Date: 7/31/20 Signature: [Signature]

Print Name: Andrew Chung

(Entity)

I hereby affirm that I am Authorized Signatory (title) of 28-90 Review Avenue Owner, LLC (entity) which is a party to the Brownfield Cleanup Agreement and/or Application referenced in Section I above and that I am aware of this Application for an Amendment to that Agreement and/or Application. Andrew Chung's signature below constitutes the requisite approval for the amendment to the BCA Application, which will be effective upon signature by the Department.

Date: 7/31/20 Signature: [Signature]

Print Name: Andrew Chung

REMAINDER OF THIS AMENDMENT WILL BE COMPLETED SOLELY BY THE DEPARTMENT

Status of Agreement:

<input type="checkbox"/> PARTICIPANT A requestor who either 1) was the owner of the site at the time of the disposal of contamination or 2) is otherwise a person responsible for the contamination, unless the liability arises solely as a result of ownership, operation of, or involvement with the site subsequent to the disposal of contamination.	<input checked="" type="checkbox"/> VOLUNTEER A requestor other than a participant, including a requestor whose liability arises solely as a result of ownership, operation of or involvement with the site subsequent to the contamination.
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Effective Date of the Original Agreement: October 2, 2019

Signature by the Department: September 10, 2020

DATED:

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

By: [Signature]
Michael J. Ryan, P.E., Director
Division of Environmental Remediation

SUBMITTAL INFORMATION:

- **Two (2)** copies, one hard copy with original signatures and one electronic copy in Portable Document Format (PDF) must be sent to:

Chief, Site Control Section
New York State Department of Environmental Conservation
Division of Environmental Remediation
625 Broadway
Albany, NY 12233-7020

FOR DEPARTMENT USE ONLY

BCP SITE T&A CODE: _____ **LEAD OFFICE:** _____

PROJECT MANAGER: _____

**BROWNFIELD CLEANUP PROGRAM (BCP)
INSTRUCTIONS FOR COMPLETING A BCP AMENDMENT APPLICATION**

This form must be used to add a party, modify a property description, or reduce/expand property boundaries for an existing BCP Agreement and/or Application. **NOTE: DEC requires a standard application to request major changes to the description of the property set forth in the BCA (e.g., adding a significant amount of new property, or adding property that could affect an eligibility determination due to contamination levels or intended land use). The application must be submitted to DEC in the same manner as the original application to participate.**

SECTION II NEW REQUESTOR INFORMATION

Requestor Name

Provide the name of the person(s)/entity requesting participation in the BCP. (If more than one, attach additional sheets with requested information. If an LLC, the members/owners names need to be provided on a separate attachment). The requestor is the person or entity seeking DEC review and approval of the remedial program.

If the requestor is a Corporation, LLC, LLP or other entity requiring authorization from the NYS Department of State to conduct business in NYS, the requestor's name must appear, exactly as given above, in the NYS Department of State's Corporation & Business Entity Database. A print-out of entity information from the database must be submitted to DEC with the application, to document that the applicant is authorized to do business in NYS.

Requestor Address, etc.

Provide the requestor's mailing address, telephone number; fax number and e-mail address.

Representative Name, Address, etc.

Provide information for the requestor's authorized representative. This is the person to whom all correspondence, notices, etc will be sent, and who will be listed as the contact person in the BCA. Invoices will be sent to the representative unless another contact name and address is provided with the application.

Consultant Name, Address, etc.

Provide information for the requestor's consultant.

Attorney Name, Address, etc.

Provide information for the requestor's attorney.

SECTION III CURRENT PROPERTY OWNER/OPERATOR INFORMATION - only include if new owner/operator or new existing owner/operator information is provided, and highlight new information in form.

Owner Name, Address, etc.

Provide information for the new owner of the property. List all new parties holding an interest in the property.

Operator Name, Address, etc.

Provide information for the new operator (if different from the new requestor or owner).

SECTION IV**NEW REQUESTOR ELIGIBILITY INFORMATION**

As a separate attachment, provide complete and detailed information in response to any eligibility questions answered in the affirmative. It is permissible to reference specific sections of existing property reports; however, it is requested that such information be summarized. For properties with multiple addresses or tax parcels, please include this information for each address or tax parcel.

SECTION V PROPERTY DESCRIPTION AND DESCRIPTION OF CHANGES / ADDITIONS / REDUCTIONS (IF APPLICABLE)

NOTE: DEC requires a standard application to request major changes to the description of the property set forth in the BCA (e.g., adding a significant amount of new property, or adding property that could affect an eligibility determination due to contamination levels or intended land use). The application must be submitted to DEC in the same manner as the original application to participate.

Property Address

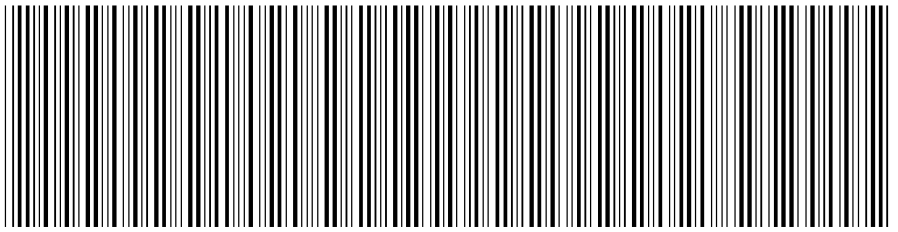
Provide a street address, city/town, and zip code. For properties with multiple addresses, provide information for all.

Tax Parcel Information

Provide the tax parcel/section/block/lot information. If requesting to modify a metes and bounds description or requesting changes to the boundaries of a site, please attach a revised metes and bounds description, survey, and/or acceptable site map to this application. Tax map information may be obtained from the tax assessor's office for all tax parcels that are included in the property boundaries. Attach a county tax map with identifier numbers, along with any figures needed to show the location and boundaries of the property. Include a USGS 7.5 minute quad map on which the property appears.

**NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER**

This page is part of the instrument. The City Register will rely on the information provided by you on this page for purposes of indexing this instrument. The information on this page will control for indexing purposes in the event of any conflict with the rest of the document.



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RECORDING AND ENDORSEMENT COVER PAGE

PAGE 1 OF 8

Document ID: 2020062500481001 Document Date: 06-23-2020 Preparation Date: 06-26-2020
Document Type: DEED
Document Page Count: 6

<p>PRESENTER: FIDELITY NATIONAL TITLE INS. COMPANY 485 LEXINGTON AVENUE, 18TH FLOOR NEW YORK, NY 10017 212-481-5858 FNTRECORDINGS@FNF.COM / title no. 40296-Q</p>	<p>RETURN TO: MCDERMOTT WILL & EMORY LLP 340 MADISON AVENUE NEW YORK, NY 10173 Pejman Razavilar, Esq.</p>
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PROPERTY DATA				
Borough	Block	Lot	Unit	Address
QUEENS	294	106	Entire Lot	28-90 REVIEW AVENUE
Property Type: COMMERCIAL REAL ESTATE				

CROSS REFERENCE DATA


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

PARTIES	
<p>GRANTOR/SELLER: 2890 REVIEW EQUITY LLC 2028 HARRISON STREET, #202 HOLLYWOOD, FL 33020</p>	<p>GRANTEE/BUYER: 28-90 REVIEW OWNER AVENUE, LLC C/O: INNOVO PROPERTY GROUP, LLC, 1370 AVENUE OF THE AMERICAS, 19TH FL NEW YORK, NY 10019</p>
<input checked="" type="checkbox"/> Additional Parties Listed on Continuation Page	

FEES AND TAXES			
Mortgage :		Filing Fee:	\$ 250.00
Mortgage Amount:	\$ 0.00	NYC Real Property Transfer Tax:	\$ 894,619.69
Taxable Mortgage Amount:	\$ 0.00	NYS Real Estate Transfer Tax:	\$ 221,526.50
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:	\$ 67.00		
Affidavit Fee:	\$ 0.00		

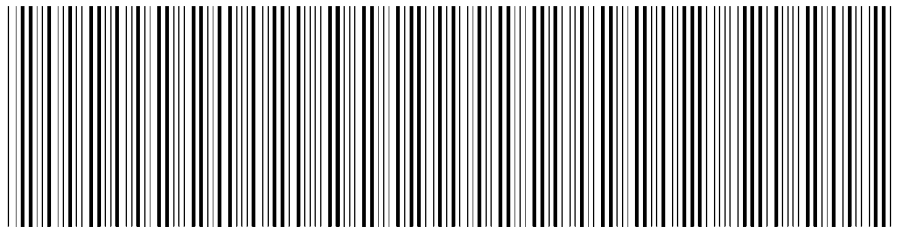
**RECORDED OR FILED IN THE OFFICE
OF THE CITY REGISTER OF THE
CITY OF NEW YORK**

Recorded/Filed 06-26-2020 13:57
City Register File No.(CRFN):
2020000183991



Annette McMill
City Register Official Signature

NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER



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RECORDING AND ENDORSEMENT COVER PAGE (CONTINUATION)

PAGE 2 OF 8

Document ID: 2020062500481001
Document Type: DEED

Document Date: 06-23-2020

Preparation Date: 06-26-2020

PARTIES

GRANTOR/SELLER:

2890 REVIEW TIC OWNER LLC
2028 HARRISON STREET, #202
HOLLYWOOD, FL 33020

SST
221,526.50

(#1)

BARGAIN AND SALE DEED

THIS INDENTURE, made as of the ^{23rd} day of June, 2020 between 2890 REVIEW EQUITY LLC, a Delaware limited liability company and 2890 REVIEW TIC OWNER LLC, a Delaware limited liability company, each having an address of 2028 Harrison Street, Suite 202, Hollywood, Florida 33020 (collectively "Grantor"), and 28-90 REVIEW AVENUE OWNER, LLC, a Delaware limited liability company having an address of c/o Innovo Property Group, 1370 Avenue of the Americas, 19th Floor, New York, NY 10019 ("Grantee").

✓
✓
✓

WITNESSETH:

That Grantor, in consideration of TEN DOLLARS (\$10.00) and other valuable consideration paid by Grantee, does hereby grant and release unto Grantee, the heirs or successors and assigns of Grantee forever, all that plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being at 28-90 Review Avenue, Queens, NY (the "Property"), as more particularly described on Exhibit A annexed hereto and made a part hereof.

Being the same premises conveyed to the Grantor herein by Deed from 28-90 Review Avenue Associates L.L.C., dated August 23, 2016 and recorded August 30, 2016 in the Office of the City Register in the City of New York in CRFN# 2016000298864;

✓

Together with all right, title and interest, if any, of Grantor in and to any streets and roads abutting the Property to the center lines thereof; and

Together with the appurtenances and all the estate and rights of Grantor in and to the Property.

TO HAVE AND TO HOLD the Property herein granted unto Grantee, the heirs or successors and assigns of Grantee, forever.

AND Grantor, in compliance with Section 13 of the Lien Law, covenants that Grantor will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvements at the Property and will apply the same first to the payment of the cost of the improvements before using any part of the total of the same for any other purpose.

✓

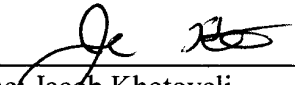
[THE NEXT PAGE IS THE SIGNATURE PAGE]

Block
294
Lot
106

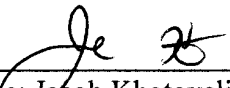
IN WITNESS WHEREOF, Grantor has duly executed this deed as of the day and year first above written.

GRANTOR:

2890 REVIEW EQUITY LLC,
a Delaware limited liability company

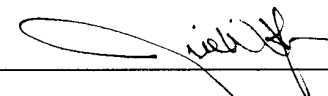
By: 
Name: Jacob Khotoveli
Title: Manager

2890 REVIEW TIC OWNER LLC,
a Delaware limited liability company

By: 
Name: Jacob Khotoveli
Title: Manager

STATE OF Florida)
) ss.
COUNTY OF Broward)

On the 11th day of June, 2020, before me, the undersigned personally appeared Jacob Khotoveli, 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, in the County of Broward, State of Florida


Notary Public, Broward County, Florida
Acting in Broward County
My commission expires: 10-23-2023

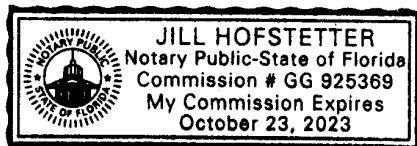


Exhibit A

Legal Description

ALL that certain plot, piece or parcel of land situate, lying and being in the Borough of Queens, County of Queens, State of New York bounded and described as follows:

PARCEL I

ALL that certain plot, piece or parcel of land situate, lying and being in the Borough of Queens, County of Queens, State of New York bounded and described as follows:

BEGINNING at a point on the southerly bulkhead line of the Dutch Kills Canal as adopted by the topographical bureau of the City of New York adjoining the lands formerly conveyed to the Simonds manufacturing Company by deed recorded in the office of the clerk of the County of Queens in Reel 766 of conveyances, Page 281, which point is also intersected by a line drawn parallel to Borden Avenue and distant 145 feet 4 1/2 inches southerly therefrom, measured on a line drawn at right angles hereto;

RUNNING THENCE along said parallel line and land formerly of the Simonds Manufacturing Company on a course bearing south 67° 30' east, 648.37 feet to the northerly side of Marsh Street, as shown on the Commissioners Map of Long Island City;

THENCE westerly along the northerly side of Marsh Street as on said Commissioners map on a course bearing south 72° 15' 30" west, 524.90 feet to land formerly conveyed to the Central Felt and Paper Company by deed recorded in the office of the clerk of the County of Queens in Liber 1327 of conveyances at Page 47;

THENCE along said land on a course bearing north 34° 02' 50" east, 76.03 feet to an iron monument;

THENCE still along said land at right angles to the previous course on a course bearing north 55° 57' 10" west, 19 feet to another iron monument;

THENCE still along said land at right angles to the previous course bearing north 34° 02' 50" east, 19 feet;

THENCE still along said land at right angles to the previous course on a course bearing north 55° 57' 10" west, 439.56 feet to the bulkhead line adopted by the topographical bureau of the City of New York;

THENCE along said bulkhead line on a course bearing north 72° 18' 54" east, 238.96 feet to the point or place of BEGINNING.

PARCEL II

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 an iron monument set in the dividing line between the land described herein and land now or formerly of The Texas Company, formerly of the Long Island Oyster Farms, Inc., at a distance of 11.03 feet northwardly, as measured on a course north 33° 50' 30" east (record) (north 34° 02' 50" east actual) from the northwesterly side of Marsh Street as laid down on a map of The City of New York to the point OF BEGINNING; and

RUNNING THENCE along the said dividing line on a course north 33° 50' 30" east (record), (north 34° 02' 50" east actual) a distance of 65 feet to a point;

THENCE still along the said dividing line on a course north 56° 09' 30" west (record), (north 55° 57' 10" west actual) a distance of 19 feet to a point;

THENCE still along the said dividing line on a course north 33° 50' 30" east (record), (north 34° 02' 50" east actual) a distance of 19 feet to a point;

THENCE still along said dividing line on a course north 56° 09' 30" west (record), (north 55° 57' 10" west actual) a distance of 388 feet to an iron monument;

THENCE along the dividing line between the land described herein and land now or formerly of The Long Island Railroad Company on a course south 35° 21' 06" east (record), (south 35° 08' 46" east actual) a distance of 53.49 feet to an iron monument;

THENCE still along the said dividing line between the land described herein and land now or formerly of The Long Island Railroad Company on a course on a course south 37°30' 32" east (record), (south 37° 18' 12" east actual) a distance of 84.43 feet to an iron monument;

THENCE still along the said dividing line between the land described herein and land now or formerly of the Long Island Railroad Company on a course south 48° 20' 49" east (record), (south 48° 08 29" east actual) a distance of 279.59 feet to the point or place of BEGINNING.

PARCEL III

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 intersection of the westerly side line of the public highway known and designated as Review Avenue with the northerly side line of Marsh Street (not open); and

RUNNING THENCE along the westerly line of Review Avenue south 17° 44' 30" east, a distance of 30 feet to center line of Marsh Street (not open); and

THENCE westerly along the center line of Marsh Street (not open) south 72° 15' 30" west, a distance of 12.21 feet more or less, to a point;

THENCE generally northwest to the intersection of the northerly side of Marsh Street (not open) with the northeasterly line of property formerly of The Long Island Oyster Farms, Inc., N67° 30' 06" W (record) north 67° 30' 34" west (actual), a distance of 46.44 (record), 46.45 (actual) feet;

THENCE easterly along the northerly side line of Marsh Street (not open) north 72° 15' 30" east, a distance of 47.67 feet to the point or place of BEGINNING.

PARCEL IV

All that certain plot, piece or parcel of land situate, lying and being in the Borough of Queens, County of Queens, City and State of New York being more particularly bounded and described as follows:

COMMENCING at a point on the westerly side of Review Avenue, distant 180.38 feet southerly from the corner formed by the intersection of the southerly side of Borden Avenue with the westerly side of Review Avenue. Said point also lying on the centerline of 29th Street (aka Marsh Street hereafter referred to as 29th Street) (60 FEET WIDE, NOT OPEN) as said Street is shown on the Queens Final Section, Map #314;

RUNNING THENCE S. 72 degrees 15 minutes 30 seconds W., a distance of 12.21 feet along the said centerline of 29th Street (and also at right angles to Review Avenue) to the true point or place of BEGINNING;

THENCE S. 72 degrees 15 minutes 30 seconds W. still along the said centerline of 29th Street, a distance of 524.94 feet to the westerly end of 29th Street;

THENCE N. 17 degrees 44 minutes 33 seconds W., a distance of 30 feet to the corner formed by the intersection of the westerly end of 29th Street with the northerly side of 29th Street;

THENCE N. 72 degrees 15 minutes 30 seconds E. along the said northerly side of 29th Street, a distance of 489.48 feet;

THENCE S. 67 degrees 30 minutes 34 seconds E., a distance of 46.45 feet to the point or place of BEGINNING.

PERIMETER DESCRIPTION (*without warranty*):

All that certain plot, piece or parcel of land, situate, lying and being in the Borough and County of Queens, City and State of New York, bounded and described as follows:

BEGINNING at a point on the southerly bulkhead line of the Dutch Kills Canal as adopted by the topographical bureau of the City of New York adjoining the lands formerly conveyed to the Simonds Manufacturing Company of deed recorded in the office of the clerk of the County of Queens in Reel 766 of conveyances, Page 281, which point is also intersected by a line drawn parallel to Borden Avenue and distant 145 feet 4- ½ inches southerly therefrom, measured on a line drawn at right angles hereto;

RUNNING thence along said parallel line and land formerly of the Simonds Manufacturing Company on a course bearing south 67 degrees 30' east, 648.37 feet to the northerly side of Marsh Street, as shown on the Commissioners Map of Long Island City;

THENCE easterly along the northerly side of Marsh Street as on said Commissioners Map on a course bearing north 72 degrees 15' 30" east, 47.67 feet to a point in Review Avenue;

THENCE along the westerly line of Review Avenue South 17 degrees 44'30" East, A distance of 30 feet to the centerline of Marsh Street (not open);

THENCE S. 72 degrees 15 minutes 30 seconds W. still along the said centerline of 29th Street, a distance of 537.15 feet to the westerly end of 29th Street;

THENCE N. 17 degrees 44 minutes 33 seconds W., a distance of 30 feet to the corner formed by the intersection of the westerly end of 29th Street with the Northerly side of 29th Street;

THENCE westerly along the northerly side of Marsh Street as on said commissioners map on a course bearing south 72 degrees 15' 30" west, 35.41 feet to land formerly conveyed to the Central Felt and Paper Company by deed recorded in the office of the clerk of the County of Queens in Liber 1327 of conveyances, at page 47;

THENCE along said land on a course bearing north 34 degrees 02' 50" east, 11.03 feet to a point; THENCE still along the said dividing line between the land described herein and land now or formerly of the Long Island Railroad Company on a course north 48° 20' 49" west (record), (north 48° 08' 29" west actual) a distance of 279.59 feet to an iron monument;

THENCE still along the said dividing line between the land described herein and land now or formerly of The Long Island Railroad Company on a course on a course north 37°30' 32" west (record), (north 37° 18' 12" west actual) a distance of 84.43 feet to an iron monument;

THENCE along the dividing line between the land described herein and land now or formerly of The Long Island Railroad Company on a course north 35° 21' 06" west (record), (north 35° 08' 46" west actual) a distance of 53.49 feet to an iron monument;

THENCE still along said land at right angles to the previous course on a course bearing 55°57'10" west, 51.56 feet to the bulkhead line adopted by the topographic bureau of the City of New York;

THENCE along said bulkhead line on a course bearing north 72 degrees 18' 54" east, 238.96 feet to the point or place of BEGINNING.

For information only:

Designated as Block 294, lot 106 Queens County and also known as 28-90 Review Avenue, Long Island, NY. Marsh Street (also known 29th Street) is not owned by NYC as a public street and is merely included for references noted in the legal description.

Record & Return to:

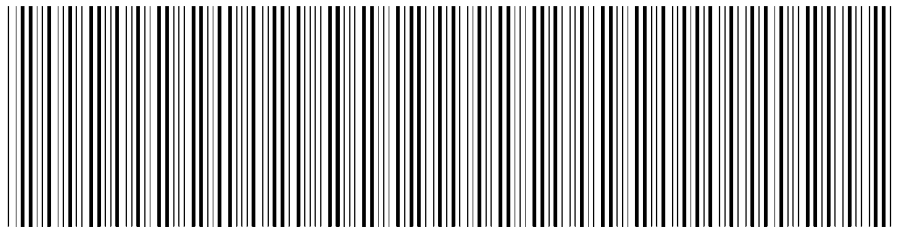
McDenmott Will & Emory LLP

Attn: Pejman Razavilar, Esq.

340 Madison Ave

New York, NY 10173

NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER



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SUPPORTING DOCUMENT COVER PAGE

PAGE 1 OF 1

Document ID: 2020062500481001
Document Type: DEED

Document Date: 06-23-2020

Preparation Date: 06-26-2020

ASSOCIATED TAX FORM ID: 2020060900019

SUPPORTING DOCUMENTS SUBMITTED:

Page Count

DEP CUSTOMER REGISTRATION FORM FOR WATER AND SEWER BILLING
RP - 5217 REAL PROPERTY TRANSFER REPORT

2
4

FOR CITY USE ONLY

C1. County Code C2. Date Deed Recorded / /
 Month Day Year

C3. Book OR C4. Page

C5. CRFN



REAL PROPERTY TRANSFER REPORT
 STATE OF NEW YORK
 STATE BOARD OF REAL PROPERTY SERVICES
RP - 5217NYC

PROPERTY INFORMATION

1. Property Location 28-90 REVIEW AVENUE QUEENS 11101
 STREET NUMBER STREET NAME BOROUGH ZIP CODE

2. Buyer Name 28-90 REVIEW OWNER AVENUE, LLC
 LAST NAME / COMPANY FIRST NAME

 LAST NAME / COMPANY FIRST NAME

3. Tax Billing Address Indicate where future Tax Bills are to be sent if other than buyer address (at bottom of form)
 LAST NAME / COMPANY FIRST NAME
 STREET NUMBER AND STREET NAME CITY OR TOWN STATE ZIP CODE

4. Indicate the number of Assessment Roll parcels transferred on the deed 1 # of Parcels OR Part of a Parcel

4A. Planning Board Approval - N/A for NYC
 4B. Agricultural District Notice - N/A for NYC

5. Deed Property Size FRONT FEET X DEPTH OR ACRES

Check the boxes below as they apply:
 6. Ownership Type is Condominium
 7. New Construction on Vacant Land

8. Seller Name 2890 REVIEW EQUITY LLC
 LAST NAME / COMPANY FIRST NAME
 2890 REVIEW TIC OWNER LLC
 LAST NAME / COMPANY FIRST NAME

9. Check the box below which most accurately describes the use of the property at the time of sale:

A One Family Residential C Residential Vacant Land E Commercial G Entertainment / Amusement I Industrial
 B 2 or 3 Family Residential D Non-Residential Vacant Land F Apartment H Community Service J Public Service

SALE INFORMATION

10. Sale Contract Date 6 / 23 / 2020
 Month Day Year

11. Date of Sale / Transfer 6 / 23 / 2020
 Month Day Year

12. Full Sale Price \$ 3,408,075.00

(Full Sale Price is the total amount paid for the property including personal property. This payment may be in the form of cash, other property or goods, or the assumption of mortgages or other obligations.) Please round to the nearest whole dollar amount.

13. Indicate the value of personal property included in the sale

14. Check one or more of these conditions as applicable to transfer:

A Sale Between Relatives or Former Relatives
 B Sale Between Related Companies or Partners in Business
 C One of the Buyers is also a Seller
 D Buyer or Seller is Government Agency or Lending Institution
 E Deed Type not Warranty or Bargain and Sale (Specify Below)
 F Sale of Fractional or Less than Fee Interest (Specify Below)
 G Significant Change in Property Between Taxable Status and Sale Dates
 H Sale of Business is Included in Sale Price
 I Other Unusual Factors Affecting Sale Price (Specify Below)
 J None

ASSESSMENT INFORMATION - Data should reflect the latest Final Assessment Roll and Tax Bill

15. Building Class E 9 16. Total Assessed Value (of all parcels in transfer) 3,627,900.00

17. Borough, Block and Lot / Roll Identifier(s) (If more than three, attach sheet with additional identifier(s))

QUEENS 294 106

CERTIFICATION

I certify that all of the items of information entered on this form are true and correct (to the best of my knowledge and belief) and understand that the making of any willful false statement of material fact herein will subject me to the provisions of the penal law relative to the making and filing of false instruments.

**See
Attached**

BUYER

6/23/2020

BUYER'S ATTORNEY

BUYER SIGNATURE		DATE	LAST NAME		FIRST NAME
C/O.: INNOVO PROPERTY GROUP, LLC 1370 AVENUE OF THE AMERICAS, 19TH FL					
STREET NUMBER	STREET NAME (AFTER SALE)		AREA CODE	TELEPHONE NUMBER	
NEW YORK					
CITY OR TOWN	STATE	ZIP CODE	SELLER SIGNATURE		DATE
	NY	10019	See Attached		6/23/2020


SELLER

6/23/2020

SIGNATURE RIDER TO REAL PROPERTY TRANSFER REPORT (RP-5217)

BUYER'S SIGNATURE:

28-90 Review Avenue Owner, LLC,
a Delaware limited liability company

By: 

Name: Andrew Chung
Title: Authorized Signatory

BUYER CONTACT INFORMATION:

c/o Innovo Property Group, LLC
1370 Avenue of the Americas, 19th Floor
New York, New York 10019

BUYER'S ATTORNEY:

McDermott Will & Emery LLP

Pejman Razavilar, Esq.

Telephone Number:

(212) 547-5501



The City of New York
Department of Environmental Protection
Bureau of Customer Services
59-17 Junction Boulevard
Flushing, NY 11373-5108

Customer Registration Form for Water and Sewer Billing

Property and Owner Information:

- (1) Property receiving service: BOROUGH: QUEENS BLOCK: 294 LOT: 106
- (2) Property Address: 28-90 REVIEW AVENUE, QUEENS, NY 11101
- (3) Owner's Name: 28-90 REVIEW OWNER AVENUE, LLC
- Additional Name:

Affirmation:



Your water & sewer bills will be sent to the property address shown above.

Customer Billing Information:

Please Note:

- A. Water and sewer charges are the legal responsibility of the owner of a property receiving water and/or sewer service. The owner's responsibility to pay such charges is not affected by any lease, license or other arrangement, or any assignment of responsibility for payment of such charges. Water and sewer charges constitute a lien on the property until paid. In addition to legal action against the owner, a failure to pay such charges when due may result in foreclosure of the lien by the City of New York, the property being placed in a lien sale by the City or Service Termination.
- B. Original bills for water and/or sewer service will be mailed to the owner, **at the property address or to an alternate mailing address**. DEP will provide a duplicate copy of bills to one other party (such as a managing agent), however, any failure or delay by DEP in providing duplicate copies of bills shall in no way relieve the owner from his/her liability to pay all outstanding water and sewer charges. Contact DEP at (718) 595-7000 during business hours or visit www.nyc.gov/dep to provide us with the other party's information.

Owner's Approval:

The undersigned certifies that he/she/it is the owner of the property receiving service referenced above; that he/she/it has read and understands Paragraphs A & B under the section captioned "Customer Billing Information"; and that the information supplied by the undersigned on this form is true and complete to the best of his/her/its knowledge.

Print Name of Owner:

See
Attached

Signature: _____


6/23/2020 Date (mm/dd/yyyy)

Name and Title of Person Signing for Owner, if applicable:

SIGNATURE RIDER TO DEPARTMENT OF ENVIRONMENTAL PROTECTION
CUSTOMER REGISTRATION FORM FOR WATER AND SEWER BILLING

OWNER:

28-90 Review Avenue Owner, LLC,
a Delaware limited liability company

By: 

Name: Andrew Chung
Title: Authorized Signatory

Date: June 16, 2020