



**Department of
Environmental
Conservation**

KATHY HOCHUL
Governor

AMANDA LEFTON
Commissioner

December 22, 2025

Andrew Chung
28-90 Review Avenue Owner, LLC
28-90 Review Ave Property Owner LLC
C/O Innovo Property Group
1350 Avenue of the Americas, 17th Floor
New York, New York 10019
andrew.chung@innovopg.com

Re: Certificate of Completion
28-90 Review Avenue Development
Queens, Queens County
BCP Site ID No. C241236

Dear Andrew Chung:

Congratulations on having satisfactorily completed the remedial program at the 28-90 Review Avenue Development site. Enclosed please find an original, signed Certificate of Completion (COC). The New York State Department of Environmental Conservation (NYSDEC) is pleased to inform you that the Final Engineering Report is hereby approved, allowing the COC to be issued for the above-referenced site.

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

- If you are the site owner, you must record the Notice of Certificate of Completion in the recording office for the county (or counties) where any portion of the site is located within 30 days of issuance of the COC; or if you are a prospective purchaser of the site, you must record the Notice within 30 days of the date that you acquire the site. If you are a non-owner, you must work with the owner to assure the Notice is recorded within the time frame specified. A standard Notice of Certificate of Completion form is attached to this letter.
- Provide electronic copies of the recorded Notice and proof of recording to NYSDEC's project manager.
- Provide the Certificate of Completion fact sheet to the Document Repositories within 10 days of issuance of the COC. NYSDEC will develop the fact sheet announcing the issuance of the COC and describing the

institutional and engineering controls (IC/ECs), if any, that are required at the site and distribute it to the County Listserv within 10 days;

- Implement NYSDEC-approved Site Management Plan (SMP) which details the activities necessary to assure the performance, effectiveness, and protectiveness of the remedial program; and you must report the results of these activities to NYSDEC in a Periodic Review Report (PRR) which also includes any required IC/EC Certifications. The site IC/ECs are identified on the attached Site Management Form. The first PRR including the certification of the IC/ECs is due to NYSDEC in April 2027.

If you have any questions, please do not hesitate to contact Brittany Taranto, NYSDEC's project manager, at 518-402-9791.

Sincerely,

Andrew Guglielmi

Andrew Guglielmi
Division Director
Division of Environmental Remediation

Enclosure

ec w/ enclosure:

Christopher McMahon, cmcmahon@langan.com
Ashley Sandve, asandve@langan.com
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NYSDEC BROWNFIELD CLEANUP PROGRAM (BCP)
CERTIFICATE OF COMPLETION

CERTIFICATE HOLDER(S):

Name

28-90 Review Ave Property Owner LLC

28-90 Review Avenue Owner, LLC

Address

C/O Innovo Property Group, New York, NY 10019

C/O Innovo Property Group, New York, NY 10019

BROWNFIELD CLEANUP AGREEMENT:

Application Approval: 9/3/19 **Agreement Execution:** 10/2/19

Agreement Index No.: C241236-09-19

Application Amendment Approval: 9/10/20

Agreement Amendment Execution: 9/10/20

Application Amendment Approval: 4/26/22

Agreement Amendment Execution: 4/26/22

Application Amendment Approval: 6/30/25

Agreement Amendment Execution: 6/30/25

SITE INFORMATION:

Site No.: C241236 **Site Name:** 28-90 Review Avenue Development

Site Owner: 28-90 Review Ave Property Owner LLC

Street Address: 28-90 Review Avenue

Municipality: Queens

County: Queens

DEC Region: 2

Site Size: 3.950 Acres

Tax Map Identification Number(s): portion of 294-106

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):

Allowable Uses under the BCP: Commercial and Industrial

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

Tax Credit Provisions:

Site Preparation and On-Site Groundwater Remediation Credit Component Rate is 25 %.

Eligibility for Tangible Property Credit is available through: Under-Utilized. Tangible Property Credit Component Rate 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%), if the site is located in a disadvantaged community and not located in an EnZone (5%), if the site is developed as a renewable energy facility site (5%), or if the site is used primarily for manufacturing activities (5%) not to exceed a maximum 24 %.

The Remedial Program includes use restrictions or reliance on the long term employment of institutional or engineering controls which are contained in the approved Site Management Plan and an Environmental Easement granted pursuant to ECL Article 71, Title 36 which has been duly recorded in the Recording Office for Queens County as CRFN 2025000299778.

LIABILITY LIMITATION

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

CERTIFICATE TRANSFERABILITY

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

CERTIFICATE MODIFICATION/REVOCATION

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

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

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

Amanda Lefton
Commissioner
New York State Department of Environmental Conservation

By: Andrew Guglielmi Date: 12/22/2025

Andrew O. Guglielmi, Director
Division of Environmental Remediation

Exhibit A

Site Description

SCHEDULE "A" PROPERTY DESCRIPTION

EASEMENT AREA:

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 (P.O.B. PARCEL I) ON THE SOUTHERLY LINE OF OLD BULKHEAD 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 4-1/2 INCHES SOUTHERLY THEREFROM, MEASURED ON A LINE DRAWN AT RIGHT ANGLES HERETO;

1. RUNNING THENCE ALONG SAID PARALLEL LINE AND LAND FORMERLY OF THE SIMONDS MANUFACTURING COMPANY ON A COURSE BEARING SOUTH 67° 30' EAST, 20.87 FEET TO THE POINT OF BEGINNING OF EASEMENT PERIMETER (P.O.B. EASEMENT PERIMETER) ON THE SOUTHERLY LINE OF NEW BULKHEAD;
2. RUNNING THENCE ALONG SAME LINE AND LAND FORMERLY OF THE SIMONDS MANUFACTURING COMPANY ON A COURSE BEARING SOUTH 67° 30' EAST, 627.50 FEET TO THE NORTHERLY SIDE OF MARSH STREET, AS SHOWN ON THE COMMISSIONERS MAP OF LONG ISLAND CITY;
3. THENCE EASTERLY ALONG THE NORTHERLY SIDE OF MARSH STREET AS ON SAID COMMISSIONERS MAP ON A COURSE BEARING NORTH 72° 15' 30" EAST, 47.67 FEET TO A POINT IN REVIEW AVENUE;
4. THENCE ALONG THE WESTERLY LINE OF REVIEW AVENUE SOUTH 17° 44' 30" EAST, A DISTANCE OF 30 FEET TO THE CENTERLINE OF MARSH STREET (NOT OPEN);
5. THENCE SOUTH 72° 15'30" WEST STILL ALONG THE SAID CENTERLINE OF 29TH STREET, A DISTANCE OF 537.15 FEET TO THE WESTERLY END OF 29TH STREET;
6. THENCE NORTH 17° 44' 33" WEST, A DISTANCE OF 30 FEET TO THE COMER FORMED BY THE INTERSECTION OF THE WESTERLY END OF 29TH STREET WITH THE NORTHERLY SIDE OF 29TH STREET;
7. THENCE WESTERLY ALONG THE NORTHERLY SIDE OF MARSH STREET AS ON SAID COMMISSIONERS MAP ON A COURSE BEARING SOUTH 72° 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;

8. THENCE ALONG SAID LAND ON A COURSE BEARING NORTH 34° 02' 50" EAST, 11.03 FEET TO A POINT;
9. 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;
10. 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;
11. THENCE ALONG THE DIVIDING UNE 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;
12. THENCE STILL ALONG SAID LAND AT RIGHT ANGLES TO THE PREVIOUS COURSE ON A COURSE BEARING 55° 57' 10" WEST, 33.93 FEET TO THE BULKHEAD LINE ADOPTED BY THE TOPOGRAPHIC BUREAU OF THE CITY OF NEW YORK;
13. THENCE ALONG SOUTHERLY LINE OF NEW BULKHEAD ON A COURSE BEARING NORTH 72° 13' 31" EAST, 238.98 FEET TO THE POINT OR PLACE OF BEGINNING OF EASEMENT PERIMETER (P.O.B. EASEMENT PERIMETER), CONCLUDING EASEMENT PERIMETER DESCRIPTION AND ENCOMPASING 172078.8 SQ FT OR 3.95039 ACRES.

Exhibit B

Site Survey

PROJECT NUMBER
25-102

DRAWING NUMBER
25-102-101

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

28-90 Review Avenue Development, Site ID No. C241236
28-90 Review Avenue, Queens, New York, 11101
Queens, Queens County, Tax Map Identification Number: portion of 294-106

PLEASE TAKE NOTICE, the New York State Department of Environmental Conservation (NYSDEC) has issued a Certificate of Completion (Certificate) pursuant to Article 27, Title 14 of the New York State Environmental Conservation Law (ECL) to 28-90 Review Ave Property Owner LLC and 28-90 Review Avenue Owner, LLC for a parcel approximately 3.950 acres located at 28-90 Review Avenue in Queens, Queens County.

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

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

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

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

PLEASE TAKE NOTICE, the remedial program relies upon use restrictions or the long-term employment of institutional or engineering controls; such institutional or engineering controls are contained in an Environmental Easement granted pursuant to ECL Article 71, Title 36 which has been duly recorded in the Recording Office for Queens County as CRFN 2025000299778.

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

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

28-90 Review Avenue Development, C241236
28-90 Review Avenue, Queens, New York, 11101

limitation shall be subject to all rights reserved to the State by ECL Section 27-1421.2 and any other applicable provision of law.

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

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

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

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

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

PLEASE TAKE NOTICE, a copy of the Certificate can be reviewed at the NYSDEC's Region 2 Office located at 1 Hunter's Point Plaza, 47-40 21st Street, Long Island City, NY 11101-5401, by contacting the Regional Environmental Remediation Engineer, or at <https://www.dec.ny.gov/data/DecDocs/C241236>.

WHEREFORE, the undersigned has signed this Notice of Certificate

28-90 Review Ave Property 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:

28-90 Review Avenue Owner, LLC
Andrew Chung
1350 Avenue of the Americas, 17th Floor
New York, NY 10019

Feb. 2022



NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
Site Management Form
11/17/2025



SITE DESCRIPTION

SITE NO. C241236

SITE NAME 28-90 Review Avenue Development

SITE ADDRESS: 28-90 Review Avenue **ZIP CODE:** 11101

CITY/TOWN: Queens

COUNTY: Queens

ALLOWABLE USE: Commercial and Industrial

SITE MANAGEMENT DESCRIPTION

SITE MANAGEMENT PLAN INCLUDES: YES NO

IC/EC Certification Plan ☒ ☐

Monitoring Plan

Operation and Maintenance (O&M) Plan ☒ ☐

Periodic Review Frequency: once a year ☐ ☒

Periodic Review Report Submitted Date: 04/30/2027

Description of Institutional Control

28-90 Review Ave Property Owner LLC

1370 AVENUE OF THE AMERICAS, 17TH FLOOR

28-90 Review Avenue

Environmental Easement

Block: 294

Lot: 106

Sublot:

Section:

Subsection:

S_B_L Image: portion of 294-106

Ground Water Use Restriction

IC/EC Plan

Landuse Restriction

Monitoring Plan

Site Management Plan

Description of Engineering Control

28-90 Review Ave Property Owner LLC

1370 AVENUE OF THE AMERICAS, 17TH FLOOR

28-90 Review Avenue

Environmental Easement

Block: 294

Lot: 106

Sublot:

Section:

Subsection:

S_B_L Image: portion of 294-106

Cover System

Monitoring Wells

Vapor Mitigation