

90Ninety LLC
Brownfield Cleanup Program Application
90-02 168th Street Site
90-02 168th Street, Jamaica, New York City, NY 11432



Legal & Consulting Team:
Knauf Shaw LLP & SESI Consulting Engineers.
March 2020



BROWNFIELD CLEANUP PROGRAM (BCP) APPLICATION FORM

DEC requires an application to request major changes to the description of the property set forth in a Brownfield Cleanup Agreement, or "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). Such application must be submitted and processed in the same manner as the original application, including the required public comment period. **Is this an application to amend an existing BCA?**

☐ Yes

☒ No

If yes, provide existing site number: _____

PART A (note: application is separated into Parts A and B for DEC review purposes) *BCP App Rev 10*

Section I. Requestor Information - See Instructions for Further Guidance

DEC USE ONLY
BCP SITE #:

NAME 90Ninety LLC c/o BRP Development Corp.

ADDRESS 767 Third Avenue, 33rd Floor

CITY/TOWN New York

ZIP CODE 10017

PHONE (212) 488-4169

FAX NA

E-MAIL acohen@brpcompanies.com

Is the requestor authorized to conduct business in New York State (NYS)?

☒ Yes ☐ No

- 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 the New York State Department of Environmental Conservation (DEC) with the application to document that the requestor is authorized to do business in NYS. **Please note:** If the requestor is an LLC, the members/owners names need to be provided on a separate attachment.

Do all individuals that will be certifying documents meet the requirements detailed below? ☒ Yes ☐ No

- Individuals that will be certifying BCP documents, as well as their employers, meet the requirements of Section 1.5 of [DER-10: Technical Guidance for Site Investigation and Remediation](#) and Article 145 of New York State Education Law. **Documents that are not properly certified will be not approved under the BCP.**

Section II. Project Description

1. What stage is the project starting at?

☒ Investigation

☐ Remediation

NOTE: If the project is proposed to start at the remediation stage, a Remedial Investigation Report (RIR) at a minimum is required to be attached, resulting in a 30-day public comment period. If an Alternatives Analysis and Remedial Work Plan are also attached (see DER-10 / Technical Guidance for Site Investigation and Remediation for further guidance) then a 45-day public comment period is required.

2. If a final RIR is included, please verify it meets the requirements of Environmental Conservation Law (ECL) Article 27-1415(2): ☐ Yes ☐ No

3. Please attach a short description of the overall development project, including:

- the date that the remedial program is to start; and
- the date the Certificate of Completion is anticipated.

Section III. Property's Environmental History

All applications **must include** an Investigation Report (per ECL 27-1407(1)). The report must be sufficient to establish contamination of environmental media on the site above applicable Standards, Criteria and Guidance (SCGs) based on the reasonably anticipated use of the property.

To the extent that existing information/studies/reports are available to the requestor, please attach the following (***please submit the information requested in this section in electronic format only***):

1. **Reports:** an example of an Investigation Report is a Phase II Environmental Site Assessment report prepared in accordance with the latest American Society for Testing and Materials standard (ASTM E1903). **Please submit a separate electronic copy of each report in Portable Document Format (PDF).**

2. SAMPLING DATA: INDICATE KNOWN CONTAMINANTS AND THE MEDIA WHICH ARE KNOWN TO HAVE BEEN AFFECTED. LABORATORY REPORTS SHOULD BE REFERENCED AND COPIES INCLUDED.

Contaminant Category	Soil	Groundwater	Soil Gas
Petroleum			X
Chlorinated Solvents			X
Other VOCs			
SVOCs	X	X	
Metals	X	X	
Pesticides			
PCBs			
Other*			

*Please describe: _____

3. FOR EACH IMPACTED MEDIUM INDICATED ABOVE, INCLUDE A SITE DRAWING INDICATING:

- SAMPLE LOCATION
- DATE OF SAMPLING EVENT
- KEY CONTAMINANTS AND CONCENTRATION DETECTED
- FOR SOIL, HIGHLIGHT IF ABOVE REASONABLY ANTICIPATED USE
- FOR GROUNDWATER, HIGHLIGHT EXCEEDANCES OF 6NYCRR PART 703.5
- FOR SOIL GAS/ SOIL VAPOR/ INDOOR AIR, HIGHLIGHT IF ABOVE MITIGATE LEVELS ON THE NEW YORK STATE DEPARTMENT OF HEALTH MATRIX

THESE DRAWINGS ARE TO BE REPRESENTATIVE OF ALL DATA BEING RELIED UPON TO MAKE THE CASE THAT THE SITE IS IN NEED OF REMEDIATION UNDER THE BCP. DRAWINGS SHOULD NOT BE BIGGER THAN 11" X 17". THESE DRAWINGS SHOULD BE PREPARED IN ACCORDANCE WITH ANY GUIDANCE PROVIDED.

ARE THE REQUIRED MAPS INCLUDED WITH THE APPLICATION?*

(*answering No will result in an incomplete application)

☒ Yes ☐ No

4. INDICATE PAST LAND USES (CHECK ALL THAT APPLY):

- | | | | |
|---|--|---|---|
| <input type="checkbox"/> Coal Gas Manufacturing | <input type="checkbox"/> Manufacturing | <input type="checkbox"/> Agricultural Co-op | <input type="checkbox"/> Dry Cleaner |
| <input type="checkbox"/> Salvage Yard | <input type="checkbox"/> Bulk Plant | <input type="checkbox"/> Pipeline | <input checked="" type="checkbox"/> Service Station |
| <input type="checkbox"/> Landfill | <input type="checkbox"/> Tannery | <input type="checkbox"/> Electroplating | <input type="checkbox"/> Unknown |

Other: Plumbing shop, paint storage, auto repair

Section IV. Property Information - See Instructions for Further Guidance				
PROPOSED SITE NAME 90-02 168th Street Site				
ADDRESS/LOCATION 90-02 168th Street				
CITY/TOWN Jamaica, New York City		ZIP CODE 11432		
MUNICIPALITY(IF MORE THAN ONE, LIST ALL): Queens				
COUNTY Queens		SITE SIZE (ACRES) 2.28 Acres		
LATITUDE (degrees/minutes/seconds) 40 ° 42 ' 25.6 "		LONGITUDE (degrees/minutes/seconds) 73 ° 47 ' 36.6 "		
Complete tax map information for all tax parcels included within the proposed site boundary. If a portion of any lot is proposed , please indicate as such by inserting "P/O" in front of the lot number in the appropriate box below, and only include the acreage for that portion of the tax parcel in the corresponding far right column.ATTACH REQUIRED MAPS PER THE APPLICATION INSTRUCTIONS.				
Parcel Address	Section No.	Block No.	Lot No.	Acreage
90-02 168th Street	Queens	9796	63	2.28 Acres
1. Do the proposed site boundaries correspond to tax map metes and bounds? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If no, please attach an accurate map of the proposed site.				
2. Is the required property map attached to the application? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No (application will not be processed without map)				
3. Is the property within a designated Environmental Zone (En-zone) pursuant to Tax Law 21(b)(6)? (See DEC's website for more information) Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> <div style="text-align: right; margin-right: 50px;">If yes, identify census tract : 460</div> <div style="margin-top: 10px;"> Percentage of property in En-zone (check one): <input type="checkbox"/> 0-49% <input type="checkbox"/> 50-99% <input checked="" type="checkbox"/> 100% </div>				
4. Is this application one of multiple applications for a large development project, where the development project spans more than 25 acres (see additional criteria in BCP application instructions)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, identify name of properties (and site numbers if available) in related BCP applications: _____				
5. Is the contamination from groundwater or soil vapor solely emanating from property other than the site subject to the present application? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
6. Has the property previously been remediated pursuant to Titles 9, 13, or 14 of ECL Article 27, Title 5 of ECL Article 56, or Article 12 of Navigation Law? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, attach relevant supporting documentation.				
7. Are there any lands under water? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, these lands should be clearly delineated on the site map.				

Section IV. Property Information (continued)

8. Are there any easements or existing rights of way that would preclude remediation in these areas?
If yes, identify here and attach appropriate information. ☐ Yes ☒ No

Easement/Right-of-way Holder

Description

9. List of Permits issued by the DEC or USEPA Relating to the Proposed Site (type here or attach information)

Type

Issuing Agency

Description

NA

10. Property Description and Environmental Assessment – **please refer to application instructions for the proper format of each narrative requested.**

Are the Property Description and Environmental Assessment narratives included in the **prescribed format**?

☒ Yes ☐ No

Note: Questions 11 through 13 only pertain to sites located within the five counties comprising New York City

11. Is the requestor seeking a determination that the site is eligible for tangible property tax credits? ☒ Yes ☐ No

If yes, requestor must answer questions on the supplement at the end of this form.

12. Is the Requestor now, or will the Requestor in the future, seek a determination that the property is Upside Down? ☐ Yes ☒ No

13. If you have answered Yes to Question 12, above, is an independent appraisal of the value of the property, as of the date of application, prepared under the hypothetical condition that the property is not contaminated, included with the application? ☐ Yes ☐ No

NOTE: If a tangible property tax credit determination is not being requested in the application to participate in the BCP, the applicant may seek this determination at any time before issuance of a certificate of completion by using the BCP Amendment Application, except for sites seeking eligibility under the underutilized category.

If any changes to Section IV are required prior to application approval, a new page, initialed by each requestor, must be submitted.

Initials of each Requestor: _____

BCP application - PART B (note: application is separated into Parts A and B for DEC review purposes)

Section V. Additional Requestor Information See Instructions for Further Guidance		DEC USE ONLY BCP SITE NAME: _____ BCP SITE #: _____	
NAME OF REQUESTOR'S AUTHORIZED REPRESENTATIVE Andy Cohen			
ADDRESS 767 Third Avenue, 33rd Floor			
CITY/TOWN New York		ZIP CODE 10017	
PHONE (212) 488-4169	FAX	E-MAIL acohen@brpcompanies.com	
NAME OF REQUESTOR'S CONSULTANT Fuad Dahan ,SESI Consulting Engineers			
ADDRESS 12A Maple Avenue			
CITY/TOWN Pine Brook, New Jersey		ZIP CODE 07058	
PHONE (973) 808-9050	FAX (973) 808-9099	E-MAIL fd@sesi.org	
NAME OF REQUESTOR'S ATTORNEY Linda Shaw, Esq.- Knauf Shaw LLP			
ADDRESS 1400 Crossroads Building, 2 State Street			
CITY/TOWN Rochester		ZIP CODE 14614	
PHONE (585) 546-8430	FAX (585) 564-4324	E-MAIL lshaw@nyenvlaw.com	
Section VI. Current Property Owner/Operator Information – if not a Requestor			
CURRENT OWNER'S NAME 90Ninety LLC c/o BRP Development Corp. OWNERSHIP START DATE: 12/27/2018			
ADDRESS SAME AS REQUESTOR			
CITY/TOWN		ZIP CODE	
PHONE	FAX	E-MAIL	
CURRENT OPERATOR'S NAME SAME AS REQUESTOR - See Narrative for Explanation			
ADDRESS			
CITY/TOWN		ZIP CODE	
PHONE	FAX	E-MAIL	
PROVIDE A LIST OF PREVIOUS PROPERTY OWNERS AND OPERATORS WITH NAMES, LAST KNOWN ADDRESSES AND TELEPHONE NUMBERS AS AN ATTACHMENT. DESCRIBE REQUESTOR'S RELATIONSHIP, TO EACH PREVIOUS OWNER AND OPERATOR, INCLUDING ANY RELATIONSHIP BETWEEN REQUESTOR'S CORPORATE MEMBERS AND PREVIOUS OWNER AND OPERATOR. IF NO RELATIONSHIP, PUT "NONE".			
IF REQUESTOR IS NOT THE CURRENT OWNER, DESCRIBE REQUESTOR'S RELATIONSHIP TO THE CURRENT OWNER, INCLUDING ANY RELATIONSHIP BETWEEN REQUESTOR'S CORPORATE MEMBERS AND THE CURRENT OWNER.			
Section VII. Requestor Eligibility Information (Please refer to ECL § 27-1407)			
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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
2. Is the requestor subject to an existing order for the investigation, removal or remediation of contamination at the site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
3. Is the requestor subject to an outstanding claim by the Spill Fund for this site? Any questions regarding whether a party is subject to a spill claim should be discussed with the Spill Fund Administrator. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			

Section VII. Requestor Eligibility Information (continued)

4. Has the requestor been determined in an administrative, civil or criminal proceeding to be in violation of i) any provision of the ECL Article 27; ii) any order or determination; iii) any regulation implementing 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, DEC 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 DEC, or submitted a false statement or made use of or made a false statement in connection with any document or application submitted to DEC? ☐ 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 REQUESTOR MUST CERTIFY THAT HE/SHE 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 hazardous waste or discharge of petroleum 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 hazardous waste or discharge of petroleum.

☒ 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.

Section VII. Requestor Eligibility Information (continued)

Requestor Relationship to Property (check one):

☐ Previous 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 VIII. Property Eligibility Information - See Instructions for Further Guidance

1. Is / was the property, or any portion of the property, listed on the National Priorities List?
If yes, please provide relevant information as an attachment. ☐ Yes ☒ No
2. Is / was the property, or any portion of the property, listed on the NYS Registry of Inactive Hazardous Waste Disposal Sites pursuant to ECL 27-1305? ☐ Yes ☒ No
If yes, please provide: Site # _____ Class # _____
3. Is / was the property subject to a permit under ECL Article 27, Title 9, other than an Interim Status facility? ☐ Yes ☒ No
If yes, please provide: Permit type: _____ EPA ID Number: _____
Date permit issued: _____ Permit expiration date: _____
4. If the answer to question 2 or 3 above is yes, is the site owned by a volunteer as defined under ECL 27-1405(1)(b), or under contract to be transferred to a volunteer? Attach any information available to the requestor related to previous owners or operators of the facility or property and their financial viability, including any bankruptcy filing and corporate dissolution documentation. ☐ Yes ☒ No
5. Is the property subject to a cleanup order under Navigation Law Article 12 or ECL Article 17 Title 10? ☐ Yes ☒ No
If yes, please provide: Order # _____
6. Is the property subject to a state or federal enforcement action related to hazardous waste or petroleum? ☐ Yes ☒ No
If yes, please provide explanation as an attachment.

Section IX. Contact List Information

To be considered complete, the application must include the Brownfield Site Contact List in accordance with [DER-23 / Citizen Participation Handbook for Remedial Programs](#). Please attach, at a minimum, the names and addresses of the following:

1. The chief executive officer and planning board chairperson of each county, city, town and village in which the property is located.
2. Residents, owners, and occupants of the property and properties adjacent to the property.
3. Local news media from which the community typically obtains information.
4. The public water supplier which services the area in which the property is located.
5. Any person who has requested to be placed on the contact list.
6. The administrator of any school or day care facility located on or near the property.
7. The location of a document repository for the project (e.g., local library). **If the site is located in a city with a population of one million or more, add the appropriate community board as an additional document repository.** In addition, attach a copy of an acknowledgement from each repository indicating that it agrees to act as the document repository for the site.

Section X. Land Use Factors

1. What is the current municipal zoning designation for the site? C4-5X, DJ

What uses are allowed by the current zoning? (Check boxes, below)

☒ Residential ☒ Commercial ☐ Industrial

If zoning change is imminent, please provide documentation from the appropriate zoning authority.

2. Current Use: ☐ Residential ☒ Commercial ☐ Industrial ☐ Vacant ☐ Recreational (check all that apply)

Attach a summary of current business operations or uses, with an emphasis on identifying possible contaminant source areas. If operations or uses have ceased, provide the date.

3. Reasonably anticipated use Post Remediation: ☒ Residential ☒ Commercial ☐ Industrial (check all that apply) **Attach a statement detailing the specific proposed use.**

If residential, does it qualify as single family housing?

☐ Yes ☒ No

4. Do current historical and/or recent development patterns support the proposed use?

☒ Yes ☐ No

See support document, Section X.

5. Is the proposed use consistent with applicable zoning laws/maps? Briefly explain below, or attach additional information and documentation if necessary.

☒ Yes ☐ No

See support document, Section X.

6. Is the proposed use consistent with applicable comprehensive community master plans, local waterfront revitalization plans, or other adopted land use plans? Briefly explain below, or attach additional information and documentation if necessary.

☒ Yes ☐ No

See support document, Section X.

XI. Statement of Certification and Signatures

(By requestor who is an individual)

If this application is approved, I hererby acknowledge and agree: (1) to execute a Brownfield Cleanup Agreement (BCA) within 60 days of the date of DEC's approval letter; (2) to the general terms and conditions set forth in the *DER-32, Brownfield Cleanup Program Applications and Agreements*; and (3) that in the event of a conflict between the general terms and conditions of participation and the terms contained in a site-specific BCA, the terms in the site-specific BCA shall control. Further, 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.

Date: _____ Signature: _____

Print Name: _____

(By a requestor other than an individual)

I hereby affirm that I am a Member (title) of 90Ninety LLC (entity); that I am authorized by that entity to make this application and execute the Brownfield Cleanup Agreement (BCA) and all subsequent amendments; that this application was prepared by me or under my supervision and direction. If this application is approved, I acknowledge and agree: (1) to execute a BCA within 60 days of the date of DEC's approval letter; (2) to the general terms and conditions set forth in the *DER-32, Brownfield Cleanup Program Applications and Agreements*; and (3) that in the event of a conflict between the general terms and conditions of participation and the terms contained in a site-specific BCA, the terms in the site-specific BCA shall control. Further, 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.

Date: 3/13/2020 Signature: 

Print Name: Geoffroi Flournoy

SUBMITTAL INFORMATION:

- **Two (2) copies**, one paper 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 DEC USE ONLY

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

Supplemental Questions for Sites Seeking Tangible Property Credits in New York City ONLY. Sufficient information to demonstrate that the site meets one or more of the criteria identified in ECL 27 1407(1-a) must be submitted if requestor is seeking this determination.

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Property is in Bronx, Kings, New York, Queens, or Richmond counties.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Requestor seeks a determination that the site is eligible for the tangible property credit component of the brownfield redevelopment tax credit.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> 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 NYS Tax Law 21(b)(6)? Please see DEC's website for more information. <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
2. Is the property upside down or underutilized as defined below? Upside Down? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Underutilized? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<p>From ECL 27-1405(31):</p> <p>"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.</p> <p>From 6 NYCRR 375-3.2(I) as of August 12, 2016: (Please note: Eligibility determination for the underutilized category can only be made at the time of application)</p> <p>375-3.2:</p> <p>(I) "Underutilized" means, as of the date of application, real property on which no more than fifty percent of the permissible floor area of the building or buildings is certified by the applicant to have been used under the applicable base zoning for at least three years prior to the application, which zoning has been in effect for at least three years; and</p> <p>(1) the proposed use is at least 75 percent for industrial uses; or</p> <p>(2) at which:</p> <p>(i) the proposed use is at least 75 percent for commercial or commercial and industrial uses;</p> <p>(ii) the proposed development could not take place without substantial government assistance, as certified by the municipality in which the site is located; and</p> <p>(iii) one or more of the following conditions exists, as certified by the applicant:</p> <p>(a) property tax payments have been in arrears for at least five years immediately prior to the application;</p> <p>(b) a building is presently condemned, or presently exhibits documented structural deficiencies, as certified by a professional engineer, which present a public health or safety hazard; or</p> <p>(c) there are no structures.</p> <p>"Substantial government assistance" shall mean a substantial loan, grant, land purchase subsidy, land purchase cost exemption or waiver, or tax credit, or some combination thereof, from a governmental entity.</p>	

Supplemental Questions for Sites Seeking Tangible Property Credits in New York City (continued)

3. If you are seeking a formal determination as to whether your project is eligible for Tangible Property Tax Credits based in whole or in part on its status as an affordable housing project (defined below), you must attach the regulatory agreement with the appropriate housing agency (typically, these would be with the *New York City Department of Housing, Preservation and Development*; the *New York State Housing Trust Fund Corporation*; the *New York State Department of Housing and Community Renewal*; or the *New York State Housing Finance Agency*, though other entities may be acceptable pending Department review). **Check appropriate box, below:**

- ☐ Project is an Affordable Housing Project - Regulatory Agreement Attached;
- ☒ Project is Planned as Affordable Housing, But Agreement is Not Yet Available*
(*Checking this box will result in a “pending” status. The Regulatory Agreement will need to be provided to the Department and the Brownfield Cleanup Agreement will need to be amended prior to issuance of the CoC in order for a positive determination to be made.);
- ☐ This is Not an Affordable Housing Project.

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.

BCP Application Summary (for DEC use only)

Site Name: 90-02 168th Street Site
City: Jamaica, New York City

Site Address: 90-02 168th Street
County: Queens **Zip:** 11432

Tax Block & Lot

Section (if applicable): Queens **Block:** 9796 **Lot:** 63

Requestor Name: 90Ninety LLC c/o BRP Development Corp. **Requestor Address:** 767 Third Avenue, 33rd Floor
City: New York **Zip:** 10017 **Email:** acohen@brpcompanies.com

Requestor's Representative (for billing purposes)

Name: Andy Cohen **Address:** 767 Third Avenue, 33rd Floor
City: New York **Zip:** 10017 **Email:** acohen@brpcompanies.com

Requestor's Attorney

Name: Linda Shaw, Esq.- Knauf Shaw LLP **Address:** 1400 Crossroads Building, 2 State Street
City: Rochester **Zip:** 14614 **Email:** lshaw@nyenvlaw.com

Requestor's Consultant

Name: Fuad Dahan ,SESI Consulting Engineers **Address:** 12A Maple Avenue
City: Pine Brook, New Jersey **Zip:** 07058 **Email:** fd@sesi.org

Percentage claimed within an En-Zone: ☐ 0% ☐ <50% ☐ 50-99% ☒ 100%

DER Determination: ☐ Agree ☐ Disagree

Requestor's Requested Status: ☒ Volunteer ☐ Participant

DER/OGC Determination: ☐ Agree ☐ Disagree
Notes:

For NYC Sites, is the Requestor Seeking Tangible Property Credits: ☒ Yes ☐ No

Does Requestor Claim Property is Upside Down: ☐ Yes ☒ No

DER/OGC Determination: ☐ Agree ☐ Disagree ☐ Undetermined

Notes:

Does Requestor Claim Property is Underutilized: ☐ Yes ☒ No

DER/OGC Determination: ☐ Agree ☐ Disagree ☐ Undetermined

Notes:

Does Requestor Claim Affordable Housing Status: ☐ Yes ☐ No ☒ Planned, No Contract

DER/OGC Determination: ☐ Agree ☐ Disagree ☐ Undetermined

Notes:

BCP APPLICATION SUPPORT DOCUMENT

BCP APPLICATION SUPPORT DOCUMENT
Exhibit List

Exhibit A -	DOS Entity Information
Exhibit B-	Corporate Consent
Exhibit C-	Deed
Exhibit D-	Previous Owners and Operators
Exhibit E-	Site Drawing Spider Maps
Exhibit F-	Survey and Tax Map
Exhibit G-	Site Location Map, Base Map, Street Map, and En-Zone Map
Exhibit H-	Zoning Map
Exhibit I-	Flood Map
Exhibit J-	Site Contact List
Exhibit K-	Repository Letters

ENVIRONMENTAL REPORTS SEPARATELY ATTACHED ON CD:

1. 2018 AKRF, Inc. Phase I ESA
2. 2019 SESI Phase II ESA

PART A

SECTION I - REQUESTOR INFORMATION

The Requestor is 90Ninety LLC, a New York limited liability company, located at 767 Third Avenue, 33rd Floor, New York, NY 10017. 90Ninety LLC is authorized to do business in the State of New York. *See* Exhibit A, NYSDOS Entity Information. The members are as follows:

1. Geoffroi Flournoy
2. Steven C. Smith
3. Meredith Marshall

The Written Consent provides Geoffroi Flournoy with authority to sign all Brownfield Cleanup Program (“BCP”) documents on behalf of the Requestor 90Ninety LLC. *See* Exhibit B, Corporate Consent. Requestor is the very recent owner of the Site having acquired it on December 27, 2019. *See* Exhibit C, Deed. The Requestor was the successful bidder of an RFQ process by the Greater Jamaica Development Corporation and thereafter acquired the Site.

As further described below in Section IV, the Site is located at 90-02 168th Street, Jamaica, New York City, New York 11432, tax parcel identification no. Block 9796 Lot 63 (“Site” or “BCP Site.”) *See* Exhibit F, Survey and Tax Map, and Exhibit G, Site Location Map, Base Map and Street Map.

The Requestor has no prior relationship with any of past owners or operators of the Site. *See* Sections V and VI below, and Exhibit D, Previous Owners and Operators List. The Requestor did not cause any of the contamination of the Site, which predates the Requestor’s involvement at the Site.

SECTION II - PROJECT DESCRIPTION

Please refer to responses to Questions 1-3 on the BCP Application Form.

4. Short Project Description

The planned redevelopment of the Site entails a multi-story residential apartment building with ground-floor retail and subgrade parking.

Schedule- Commencement through COC

A Remedial Investigation is expected to be completed on the Site by May-June 2020. Site preparation activities, including support of excavation work would be requested to begin in the late summer early fall through an Interim Remedial Measures Work Plan (IRMWP). The Remedial Investigation Report and Remedial Action Work Plan (“RAWP”) will be completed in July - August 2020 and any required remediation may commence in October-November 2020. The Certificate of Completion is anticipated to be issued in early 2021.

SECTION III – PROPERTY’S ENVIRONMENTAL HISTORY

1. List of Environmental Reports

The following is the list of environmental reports for the Site separately attached:

- A. 2018 AKRF, Inc. Phase I ESA
- B. 2019 SESI Phase II ESA

2. Sampling Data

See Exhibit E, Spider Maps which include sampling data summaries, and Section IV.10.F. In addition, a summary of the groundwater and soil exceedance data listed in tables appears below:

Table 3.2 Summary of Groundwater Exceedances of TOGS AWQS

Analyte	NYSDEC Ambient Groundwater Quality Standards	Units	TW-1	TW-2	TW-3	TW-4
Manganese, Dissolved	300	ug/l	5307	7655	5950	5856
Sodium, Dissolved	20000	ug/l	217000	424000	210000	202000
Benzo(a)anthracene	0.002	ug/l	0.04	ND	ND	ND
Benzo(a)pyrene	0	ug/l	0.02	ND	ND	ND
Benzo(b)fluoranthene	0.002	ug/l	0.02	ND	ND	ND
Benzo(k)fluoranthene	0.002	ug/l	0.02	ND	ND	ND
Chrysene	0.002	ug/l	0.01	ND	ND	ND
Indeno(1,2,3-cd)pyrene	0.002	ug/l	0.1	ND	ND	ND

Table 3.3 Summary of soil gas exceedances of the EPA and NYSDOH levels

Analyte	USEPA VISL	NYSDOH Criteria	SV-1	SV-2	SV-3	SV-4	SV-5
	ug/m3	ug/m3	ug/m3	ug/m3	ug/m3	ug/m3	ug/m3
1,3-Butadiene	3.12		40	10.1	40.7	19.7	13
Chloroform	4.07		21.2	48.8	80.1	4.13	18.3
Benzene	12		17.5	6.8	16.7	7.54	5.43
Trichloroethene	15.9	6	4.53	2.83	71.5	20.8	3.78
Tetrachloroethene	360	100	ND	71.2	16.7	26.8	110

Table 3.1: Summary of Soil Exceedances of Applicable SCOs

Analyte	Restricted Residential	Unrestricted Use	SESI-SB-1 (2-3')	SESI-SB-4 (2-3')	SESI-SB-8 (2-3')	SESI-SB-10 (2-3')	SESI-SB-11 (3-4')
PESTICIDES							
Aldrin	0.097	0.005	U	U	U	U	U
Dieldrin	0.2	0.005	U	U	U	U	U
Endosulfan I	8.9	0.0033	U	U	U	U	U
4,4'-DDE	7.9	0.0033	U	U	U	0.00603	0.00156
4,4'-DDD	13	0.0033	U	U	0.00168	U	U
4,4'-DDT	7.9	0.0033	U	U	U	U	U
Heptachlor	2.1	0.042	U	U	U	0.00342	U
cis-Chlordane	4.2	0.094	0.00169	U	U	U	U
SEMIVOLATILES							
Benzo(a)anthracene	1	1	3.2	1.3	1.6	4	4.4
Benzo(a)pyrene	1	1	2.8	1.1	1.1	3.2	4.2
Benzo(b)fluoranthene	1	1	3.6	1.2	1.5	4.2	5.3
Benzo(k)fluoranthene	3.9	0.8	1.5	0.5	0.6	1.6	2.1
Chrysene	3.9	1	2.8	1.1	1.4	3.3	4.2
Dibenzo(a,h)anthracene	0.33	0.33	0.38	0.21	0.17	0.48	0.56
Indeno(1,2,3-cd)pyrene	0.5	0.5	2.2	0.85	0.78	2.1	2.4
TOTAL METALS							
Lead	400	63	127	113	576	127	185
Mercury	0.81	0.18	0.168	0.263	0.712	0.228	0.253
Zinc	10000	109	85.4	60.6	91.5	171	157
Analyte	Restricted Residential	Unrestricted Use	SESI-SB-12 (6-7')	SESI-SB-13 (3-4')	SESI-SB-14 (4-5')	SESI-SB-16 (1-2')	SESI-SB-18 (2-3')
PESTICIDES							
Aldrin	0.097	0.005	U	U	U	U	U
Dieldrin	0.2	0.005	U	U	U	U	U
Endosulfan I	8.9	0.0033	U	U	U	U	U
4,4'-DDE	7.9	0.0033	0.00902	U	0.0259	U	0.0022
4,4'-DDD	13	0.0033	0.00646	U	U	U	0.0018
4,4'-DDT	7.9	0.0033	0.0354	U	0.00711	U	U
Heptachlor	2.1	0.042	U	U	U	U	U
cis-Chlordane	4.2	0.094	0.00645	U	U	U	U
SEMIVOLATILES							
Benzo(a)anthracene	1	1	0.95	U	2.6	0.34	0.89
Benzo(a)pyrene	1	1	0.93	U	2.5	0.34	0.91
Benzo(b)fluoranthene	1	1	1.2	U	3.2	0.44	1.2
Benzo(k)fluoranthene	3.9	0.8	0.51	U	1.3	0.17	0.4
Chrysene	3.9	1	0.92	U	2.5	0.34	0.92
Dibenzo(a,h)anthracene	0.33	0.33	0.12	U	0.34	0.048	0.12
Indeno(1,2,3-cd)pyrene	0.5	0.5	0.55	U	1.6	0.18	0.53
TOTAL METALS							
Lead	400	63	386	522	279	329	268
Mercury	0.81	0.18	0.343	0.761	0.848	2.67	2.84
Zinc	10000	109	190	116	215	207	160
Note: U - Not detected at the reported detection limit for the sample.							
All Concentrations in milligrams per kilogram (mg/kg)							

3. Site Drawings

See Exhibit E, Spider Maps.

4. Past Land Uses

See Section IV.10.D for full description of past land uses.

SECTION IV – PROPERTY INFORMATION

1. Site Boundary and Tax Parcel Information

The Site boundary corresponds to the tax boundaries. The Tax Boundary Map and a Survey map are provided in Exhibit F. The Site Location Map, Base Property Map, Street Map and En-zone Map are in Exhibit G. The Site is in a Type B En-Zone, Census Tract 460.

2. Property Map

The Site Location, Base Property Map, and Street Map are in Exhibit G. A Survey map and Tax Map are in Exhibit F.

Please refer to responses to Questions 3-9 on the BCP Application Form.

10. Property Description Narrative

A. Site Location

The Site is located at 90-02 168th Street, Jamaica, New York City, NY 11432. The Site Location, Base Property Map, and Street Map are in Exhibit G. A Survey map and Tax Map are in Exhibit F. The Site is located in a predominately mixed-use commercial and residential neighborhood with some religious and institutional uses.

B. Site Features

The approximately 99,500-square foot Property (2.28 acres) was most recently being used as a public parking lot (see Figure 2). The parking lot was enclosed in chain-link fencing, with gated entrances, each with small metal and concrete attendant shelters. The asphalt pavement has some cracking noted in accessible areas. Small landscaped areas were observed on the northern, western and southeastern borders of the Property. Apparent storm drains were noted throughout the Property. No evidence of petroleum bulk storage or chemicals, staining, stressed vegetation, or other evidence of a material release was observed.

C. Current Zoning and Land Use

The Site is currently located in the C4-5X (Commercial), DJ (Downtown Jamaica) Districts. *See Zoning Map in Exhibit H.* The subject property is currently used as a parking lot with three metal and concrete attendant shelters. The parking lot is operated through a subcontractor (not a tenant) by the Requestor. The proposed project fits within the current zoning and is therefore an as-of-right development, which does not require any special land use approvals other than site plan approval.

The surrounding properties contained residential, religious and commercial/retail uses. The Property was bounded to the north by 90th Avenue, followed by a public library and religious structures; to the east by 168th Street, followed by a Police Precinct and a parking lot; to the south by commercial/retail uses including department stores and a bank; and to the west by a church complex, a religious bookstore, and residential buildings (some with street-level retail). The closest residential zone is directly to the north of the site, starting on 90 Avenue and continuing north.

D. Past Use of the Site

AKRF was retained by the Requestor's parent company to evaluate the past uses of the site in the 2018 Phase I Investigation report. AKRF reviewed historic Sanborn maps, which indicated that the Property contained dwellings and small outbuildings by 1886, a laundry in the late 1890's, and subsequent commercial uses, including a plumber's shop, paint storage and hardware shops in 1925. From 1942 to 1951, an auto repair facility was present. AKRF considered this former use a recognized environmental condition (REC). AKRF also noted that buried foundation elements and demolition debris from former structures could include petroleum storage tanks.

Historical automotive and industrial uses were noted in the surrounding area on the 1925 through 2006 Sanborn maps, including: the Metropolitan Tobacco facility building (subsequently a Red Cross facility) with a gasoline tank immediately west of the Property; a printing facility immediately south of the Property; and a Police Precinct with a garage on the east-adjacent block, across 168th Street.

The regulatory databases identified two petroleum bulk storage (PBS) facilities within 100 feet of the Property (one with closed regulatory status spills documenting soil and groundwater contamination).

AKRF also concluded that attendant shelters and buried foundation elements and demolition debris from former structures could include polychlorinated biphenyls (PCBs), asbestos containing materials (ACM) and/or lead-based paint (LBP).

Finally, AKRF reviewed electronic NYCDEP files, which included a Notice of Compliance form issued by NYCDEP for the Property dated December 31, 2009 noting that an order was issued in September 2009 requiring certain response measures be taken with respect to a "a release or potential release of hazardous substances" at the Property.

AKRF considered this a Controlled REC. AKRF also noted that the Site is a NYC E-Designated Site.

E. Site Geology and Hydrogeology

The surface topography at the Property is relatively level. Based on the U.S. Geological Survey, Jamaica, NY Quadrangle (1995), the Property is approximately 60 feet above the National Geodetic Vertical Datum of 1988 (an approximation of sea level).

Based on topography, area groundwater flow is anticipated to be in southwesterly direction towards Jamaica Bay, located approximately 3.5 miles away. Actual groundwater flow at the Site can be affected by many factors, including current and past pumping of groundwater; past filling activities; underground utilities and other subsurface openings or obstructions such as basements and subway tunnels; bedrock geology; and other factors beyond the scope of this study. Groundwater in this part of Queens is not used as a source of potable water.

F. Environmental Assessment

Between August and September 2019, SESI performed a Phase II Investigation of the Site consisting of twenty (20) soil borings, and five (5) soil vapor points advanced using a direct push Geoprobe® rig. Four (4) soil borings were converted to temporary wells to obtain groundwater samples. A total of twenty-two (22) soil samples, four (4) groundwater samples, and five (5) soil vapor samples were collected and analyzed for various parameters at Alpha Analytical Laboratories (Alpha), which is a NYSDEC ELAP-certified laboratory. Based on the investigations conducted to date, the primary contaminants of concern are semi-volatile organic compounds (SVOCs) and metals in soil above the restricted residential soil cleanup objectives (RRSCOs), SVOCs and metals in groundwater, and Chlorinated and Petroleum-related volatile organic compounds (VOCs) in soil vapor. See Ex. E Site Drawing Spider Map.

Soil:

SVOC Restricted Residential Soil Cleanup Objective (RRSCO) exceedances included:

- Benzo(a)anthracene in six borings ranging from 1.6 up to 4.4 mg/kg exceeding the RRSCO or 1 mg/kg to depths of up to 5 feet (ft) below grade surface (bgs).
- Benzo(a)pyrene in six borings ranging from 1.1 up to 4.2 exceeding the RRSCO or 1 mg/kg to depths of up to 5 ft bgs.
- Benzo(b)fluoranthene in eight borings ranging from 1.2 up to 5.3 exceeding the RRSCO or 1 mg/kg to depths of up to 5 ft bgs.
- Chrysene in one boring at Chrysene in one boring at 4.2 mg/kg exceeding the RRSCO of 3.9 mg/kg to a depth of 4 ft bgs.
- Dibenzo(a,h)anthracene in two borings at 0.38 and 0.48 mg/kg exceeding the RRSCO or 0.33 mg/kg to depths of up to 3 ft bgs.

- Indeno(1,2,3-cd)pyrene in eight borings ranging from 0.53 up to 2.4 mg/kg exceeding the RRSCO or 0.5 mg/kg to depths of up to 5 feet (ft) below grade surface (bgs).

Metals RRSCO exceedances included:

- Lead in two borings at 522 and 576 mg/kg exceeding the RRSCO of 400 mg/kg up to 4 ft bgs.
- Mercury in three borings ranging from 0.848 to 2.84 exceeding the RRSCO of 0.81 up to 5 ft bgs.

Groundwater:

Exceedances of the NYSDEC Technical and Administrative Guidance Series 1.1.1 Ambient Groundwater Quality standards (TOGS AWQS) included:

- Manganese, Dissolved ranging from 5,307 to 7,655 ug/l exceeding the TOGS AWQS of 300 ug/l in all four wells.
- Sodium ranging from 202,000 to 424,000 ug/l exceeding the TOGS AWQS of 20,000 in all four wells.
- Benzo(a)anthracene in well TW-1 at 0.04 ug/l exceeding the TOGS AWQS of 0.002 ug/l.
- Benzo(a)pyrene in well TW-1 at 0.02 ug/l exceeding the TOGS AWQS of 0 ug/l.
- Benzo(b)fluoranthene in well TW-1 at 0.02 ug/l exceeding the TOGS AWQS of 0.002 ug/l.
- Benzo(k)fluoranthene in well TW-1 at 0.02 ug/l exceeding the TOGS AWQS of 0.002 ug/l.
- Chrysene in well TW-1 at 0.01 ug/l exceeding the TOGS AWQS of 0.002 ug/l.
- Indeno(1,2,3-cd)pyrene in well TW-1 at 0.1 ug/l exceeding the TOGS AWQS of 0.002 ug/l.

Soil Vapor:

All the soil vapor samples were collected approximately 35 feet below grade surface in order to target a depth between 2-5 feet above the observed groundwater table. The following substances either exceeded the NYSDOH Matrices for Sub-Slab Vapor Concentration Criteria for valuating Soil Vapor Intrusion dated May 2017 or the United States Environmental Protection Agency (USEPA) Vapor Intrusion Screening Level (VISL) Target Sub-Slab Soil Gas Concentrations dated May 2018:

- Trichloroethene exceeded the NYSDOH subslab matrices level of $6 \mu\text{g}/\text{m}^3$ and the USEPA VISL of $15.9 \mu\text{g}/\text{m}^3$ in two soil vapor points at 20.8 and $71.5 \mu\text{g}/\text{m}^3$
- Tetrachloroethene exceeded the NYSDOH subslab matrices level of $100 \mu\text{g}/\text{m}^3$ and the USEPA VISL of $360 \mu\text{g}/\text{m}^3$ in one soil vapor points at $110 \mu\text{g}/\text{m}^3$
- 1,3-Butadiene exceeded the USEPA VISL of $3.12 \mu\text{g}/\text{m}^3$ in all five soil vapor points ranging from 13 to $40.7 \mu\text{g}/\text{m}^3$

- Chloroform exceeded the USEPA VISL of 4.07 $\mu\text{g}/\text{m}^3$ in all five soil vapor points ranging from 18.3 to 80.1 $\mu\text{g}/\text{m}^3$
- Benzene exceeded the USEPA VISL of 12 $\mu\text{g}/\text{m}^3$ in two soil vapor points at 16.7 and 17.5 $\mu\text{g}/\text{m}^3$

Please refer to responses to Questions 11-13 on the BCP Application Form.

PART B

SECTION V- ADDITIONAL REQUESTOR INFORMATION

See Section I, Requestor Information and responses in the Application form. As stated in Section I, the Requestor has no prior relationship with any current or past owners or operators of the Site other than the Requestor purchased the Site from Jamaica First Parking, LLC. See also Exhibit D, Previous Owners and Operators List. The Requestor did not cause any of the contamination of the Site, which predates the Requestor's involvement at the Site. The Requestor performed all required environmental due diligence before acquiring the Site to maintain the bona fide prospective purchaser defense and is volunteering to remediate the contamination discovered in the Phase II investigation and to remove any underground storage tanks that may or may not be still be present.

SECTION VI- CURRENT PROPERTY OWNER/OPERATOR INFORMATION

90Ninety LLC is the recent new owner of the Site. 90Ninety LLC has owned the Site since December 27, 2018. See Exhibit C, Deed.

A past owner and operator list is attached as Exhibit D. This Exhibit includes both current and previous property owners and operators by name, last known address, telephone number, and the Requestor's relationship to each owner and operator (all of which are "None" except for the immediate past owner from which the Requestor acquired the Site). Exhibit D also includes the prior operators' use of the Site, which generally included residential, commercial and automotive repair uses.

SECTION VII- REQUESTOR ELIGIBILITY INFORMATION

11. Unregistered bulk storage tanks

Please refer to responses to Questions 1-10 on the BCP Application Form.

During AKRF's Phase I Site reconnaissance, no evidence, such as vent pipes, fill caps, or concrete patches, was observed that would indicate underground storage tank (USTs) or above ground storage tanks (ASTs) are or were present. No USTs or ASTs were identified in the regulatory

database or computerized New York City Department of Buildings (NYCDOB) files. However, an auto repair facility was present. As a result, AKRF concluded that buried foundation elements and demolition debris from the former structures could include USTs. However, SESI when performing the Phase II Investigation, retained the services of Ground Penetrating Radar Systems (GPRS), a private utility locator, to conduct a geophysical survey to investigate the potential for historical USTs. GPRS performed the survey on August 29, 2019 and located several underground utilities throughout the Site but no anomalies consistent with an UST. Therefore, the response to Question 11 is “no” because there are no known tanks present requiring registration.

REQUESTOR CERTIFICATION

The Requestor certifies it is a Volunteer, since it only recently acquired the Site after performing proper environmental due diligence to qualify for bone fide prospective purchaser status; and does not have nor has ever had a relationship with any of the past owners or operators of the Site, nor did it have involvement with the Site at the time of disposal.

SECTION VIII- PROPERTY ELIGIBILITY INFORMATION

Please refer to the responses to the Questions 1-6 on the BCP Application Form, which confirms the site is not ineligible for the BCP.

In addition to the responses on the application form, which clarify the Site is an eligible brownfield site pursuant to ECL § 27-1405, the following information further demonstrates this Site’s eligibility for the BCP.

The Site meets the definition of an eligible “brownfield site” in Environmental Conservation Law § 27-1405(2) as “any real property where a contaminant is present at levels exceeding the soil cleanup objectives or other health-based or environmental standards, criteria or guidance adopted by the department that are applicable based on the reasonably anticipated use of the property, in accordance with applicable regulations.” Environmental investigation results show evidence of impact from the Site’s previous commercial auto repair uses, which can be linked to and caused Site contamination above the applicable cleanup standards. See Environmental Reports and the Spider Maps in Exhibit E, providing the data demonstrating exceedances of the cleanup standards for this Site. As a result, the Site meets the definition of a brownfield site pursuant to Environmental Conservation Law §27-1405(2).

SECTION IX - CONTACT LIST INFORMATION

See Exhibit J for the Site Contact List. See Exhibit K, for the Repository Letters.

SECTION X- LAND USE FACTORS

1. Current Zoning

The Site is within the C4-5X, DJ Districts. *See* Exhibit H, Zoning Map.

2. Current Use

This Site is currently used as a parking lot with three metal and concrete attendant structures.

3. Intended Use Post Remediation

Post remediation use of the Site will be a mixed use residential and retail multi-story building. *See* Section II, Project Scope for a more detailed description.

4. Do current historical and/or recent development patterns support the proposed use?

Yes, the proposed development is consistent with the 2017 Jamaica Master Plan, which encourages mixed use commercial and residential projects. The Site was subject to an RFP by Greater Jamaica Development Corporation, the local development corporation for this neighborhood. The Requestor was specifically selected by this local development corporation to be the developer for this Site and project because it is consistent with Greater Jamaica's vision.

5. Is the proposed use consistent with applicable zoning laws/maps?

Yes, current zoning permits mixed use commercial and residential development.

6. Consistent with the Master Plan?

Yes, the project is consistent with the 2017 Jamaica Master Plan objective to create new opportunities for housing development and mixed commercial uses and Greater Jamaica Development Corporation's vision.

EXHIBIT A

NYS Department of State

Division of Corporations

Entity Information

The information contained in this database is current through December 4, 2019.

Selected Entity Name: 90NINETY LLC

Selected Entity Status Information

Current Entity Name: 90NINETY LLC

DOS ID #: 5431744

Initial DOS Filing Date: OCTOBER 24, 2018

County: NEW YORK

Jurisdiction: NEW YORK

Entity Type: DOMESTIC LIMITED LIABILITY COMPANY

Current Entity Status: ACTIVE

Selected Entity Address Information

DOS Process (Address to which DOS will mail process if accepted on behalf of the entity)

C T CORPORATION SYSTEM

28 LIBERTY ST.

NEW YORK, NEW YORK, 10005

Registered Agent

C T CORPORATION SYSTEM

28 LIBERTY ST.

NEW YORK, NEW YORK, 10005

This office does not require or maintain information regarding the names and addresses of members or managers of nonprofessional limited liability companies. Professional limited liability companies must include the name(s) and address(es) of the original members, however this information is not recorded and only available by [viewing the certificate](#).

***Stock Information**

# of Shares	Type of Stock	\$ Value per Share
-------------	---------------	--------------------

No Information Available

*Stock information is applicable to domestic business corporations.

Name History

Filing Date	Name Type	Entity Name
OCT 24, 2018	Actual	90NINETY LLC

A **Fictitious** name must be used when the **Actual** name of a foreign entity is unavailable for use in New York State. The entity must use the fictitious name when conducting its activities or business in New York State.

NOTE: New York State does not issue organizational identification numbers.

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EXHIBIT B

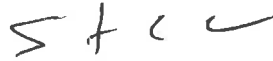
WRITTEN CONSENT

The undersigned, being a Member of 90Ninety LLC, does hereby certify as follows:

1. 90Ninety LLC is the owner and prospective volunteer for the 90-02 168th Street Site located at 90-02 168th Street, Queens, New York, tax parcel identification no. Block 9796 Lot 63 (the "Brownfield Site").

2. The following person, Geoffroi Flournoy, the Managing Member of 90Ninety LLC, has been authorized to execute any documents required by the New York State Department of Environmental Conservation on behalf of Brownfield Site volunteer 90Ninety LLC.

IN WITNESS WHEREOF, the undersigned has executed this Certificate on this 21st day of January 2020.

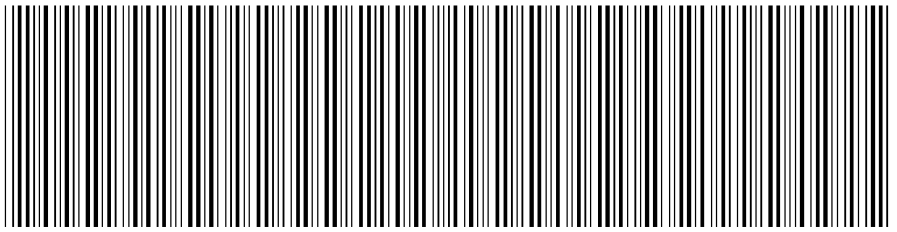


Steven C. Smith
Member, 90Ninety LLC

EXHIBIT C

**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.



2019010700539002011E80DA

RECORDING AND ENDORSEMENT COVER PAGE

PAGE 1 OF 4

Document ID: 2019010700539002

Document Date: 12-27-2018

Preparation Date: 01-07-2019

Document Type: DEED

Document Page Count: 3

PRESENTER:

CHICAGO TITLE INSURANCE CO. (PICK-UP)
711 THIRD AVE, 5TH FLOOR
CT18-00771-Q CB
NEW YORK, NY 10017
212-880-1200
CTINYRECORDING@CTT.COM

RETURN TO:

KATTEN MUCHIN ROSENMAN LLP
ATTENTION ANDREW L. JAGODA ESQ
575 MADISON AVENUE
NEW YORK, NY 10022

		PROPERTY DATA	
Borough	Block Lot	Unit	Address
QUEENS	9796 63 Entire Lot		90-02 168TH STREET
Property Type: OTHER			

CROSS REFERENCE DATA

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

PARTIES

GRANTOR/SELLER:

JAMAICA FIRST PARKING, LLC
90-04 161 ST STREET
JAMAICA, NY 11432

GRANTEE/BUYER:

90NINETY LLC
767 THIRD AVENUE, 33RD FLOOR
NEW YORK, NY 10017

FEES AND TAXES

Mortgage :

Mortgage Amount: \$ 0.00

Taxable Mortgage Amount: \$ 0.00

Exemption:

TAXES: County (Basic): \$ 0.00

City (Additional): \$ 0.00

Spec (Additional): \$ 0.00

TASF: \$ 0.00

MTA: \$ 0.00

NYCTA: \$ 0.00

Additional MRT: \$ 0.00

TOTAL: \$ 0.00

Recording Fee: \$ 52.00

Affidavit Fee: \$ 0.00

Filing Fee:

\$ 250.00

NYC Real Property Transfer Tax:

\$ 0.00

NYS Real Estate Transfer Tax:

\$ 82,000.00

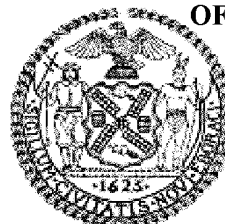
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OF THE CITY REGISTER OF THE**

CITY OF NEW YORK

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City Register File No.(CRFN):

2019000010855



Annette McMill

City Register Official Signature

Block 9196
Lot 63
County Queens
CITE - DD7719

RECORD AND RETURN TO:

KATTEN MUCHIN ROSENMAN LLP
575 MADISON AVENUE
NEW YORK, NEW YORK 10022
ATTENTION: ANDREW L. JAGODA, ESQ.

THIS BARGAIN AND SALE DEED WITHOUT COVENANT AGAINST GRANTOR'S ACTS is made as of the 27th day of December, 2018:

BETWEEN JAMAICA FIRST PARKING, LLC, a Delaware limited liability company, having its principal office at 90-04 161st Street, Jamaica, New York 11432, the party of the first part, and **90NINETY LLC**, a New York limited liability company, having an office at 767 Third Avenue, 33rd Floor, New York, New York 10017, the party of the second part.

WITNESSETH, that the party of the first part, in consideration of Ten Dollars (\$10.00) and other good and valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever:

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in Borough of Queens, Queens County, City and State of New York, and being more particularly described on **Exhibit A** annexed hereto,

TOGETHER WITH all right, title and interest of the party of the first part, if any, in and to any streets and roads abutting the above described premises to the center lines thereof;

TOGETHER WITH the appurtenances and all the estates and rights of the party of the first part in and to said premises;


TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, its heirs or successors and assigns forever,

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this consideration 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 improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

(2)

IN WITNESS WHEREOF, the party of the first part has duly executed this Bargain and Sale Deed Without Covenant Against Grantor's Acts as of the day and year first above written.

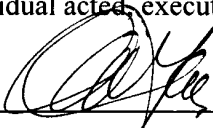
JAMAICA FIRST PARKING, LLC,
a Delaware limited liability company

By: 
Name: Hope Knight
Title: President

STATE OF NEW YORK)
) ss.:
COUNTY OF QUEENS)

On the 21st day of September in the year 2018, before me, the undersigned, personally appeared Hope Knight 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 she executed the same in her capacity, and that by her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

Notary Public



CAROLINE FORBES
Notary Public, State of New York
No. 01FO6133806
Qualified in Queens County
Commission Expires Sept. 19, 2019

Exhibit A

Real Property

[All that certain lot, piece or parcel of land situate, lying and being in the Borough of Queens, City and State of New York, being known and designated as Block 9796, Lot 63 on the Tax Map for said Borough as such Tax Map existed on April 1, 1958 when the City acquired title to Block 9796, Lot 63, bounded and described as follows:

Beginning at a point formed by the intersection of the westerly side of 168th Street and the southerly side of 90th Avenue;

Running thence Westerly along the southerly side of 90th Avenue along an interior angle of $89^{\circ} 58' 20''$, a distance of 292.50 feet;

Thence Southerly along an interior angle of $90^{\circ} 57' 33''$, a distance of 143.60 feet;

Thence Easterly along an interior angle of $89^{\circ} 49' 40''$, a distance of 21.45 feet (Actual), 21.50 feet (Tax Map);

Thence Southerly along an exterior angle of $90^{\circ} 02' 42''$ and along the easterly side of 91st Avenue, a distance of 118.30 feet (Actual), 117.36 feet (Tax Map);

Thence Westerly along the southerly side of 91st Avenue on an exterior angle of $90^{\circ} 44' 31''$, a distance of 3.68 feet;

Thence Southerly along an interior angle of $90^{\circ} 46' 00''$, a distance of 100 feet;

Thence Easterly along an interior angle of $89^{\circ} 14' 00''$, a distance of 120 feet;

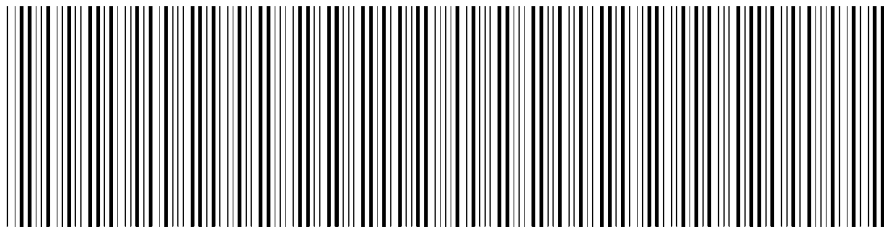
Thence Northerly along an interior angle of $90^{\circ} 46' 00''$, a distance of 14.70 feet (Actual), 15.50 feet (Tax Map);

Thence Easterly along an exterior angle of $89^{\circ} 39' 50''$, a distance of 153.44 feet to the westerly side of 168th Street;

Thence Northerly along the westerly side of 168th Street (present street line) on an interior angle of $90^{\circ} 35' 10''$, a distance of 214.66 feet to a point; and

Thence still Northerly along the westerly side of 168th Street (present street line), on an interior angle of $178^{\circ} 20' 20''$, 135.85 feet to the corner at the point or place of beginning.]

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



2019010700539002011S4E5B

SUPPORTING DOCUMENT COVER PAGE

PAGE 1 OF 1

Document ID: 2019010700539002

Document Date: 12-27-2018

Preparation Date: 01-07-2019

Document Type: DEED

ASSOCIATED TAX FORM ID: 2018121700125

SUPPORTING DOCUMENTS SUBMITTED:

Page Count

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

2

4



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: 9796 LOT: 63
- (2) Property Address: 90-02 168TH STREET, QUEENS, NY 11432
- (3) Owner's Name: 90NINETY LLC
- Additional Name:

Affirmation:



You have visited DOF's Mailing Address Update website and indicated that your water & sewer bill should be sent to the mailing address provided on that site. If no information was entered your water & sewer bill be sent to the property address.

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.

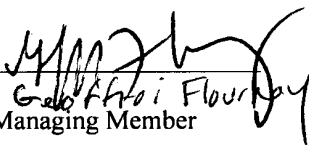
Print Name of Owner:

Signature: _____ Date (mm/dd/yyyy)

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

TRANSFeree/PURCHASER:

90NINETY LLC, a New York limited liability company

By: 
Name: Gabi Ahoi Flourey
Title: Managing Member

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 90-02 168TH STREET QUEENS 11432
 STREET NUMBER STREET NAME BOROUGH ZIP CODE

2. Buyer Name 90NINETY 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 JAMAICA FIRST PARKING, LLC
 LAST NAME / COMPANY FIRST NAME

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 12 / 27 / 2018
 Month Day Year

11. Date of Sale / Transfer 12 / 27 / 2018
 Month Day Year

12. Full Sale Price \$ 2 0 5 0 0 0 0 0

(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 Z, 2 16. Total Assessed Value (of all parcels in transfer) 1 6 2 2 2 5 0

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

 QUEENS 9796 63

201812170012520103

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.

BUYER**BUYER'S ATTORNEY**

BUYER SIGNATURE		DATE		LAST NAME		FIRST NAME	
767 THIRD AVENUE 33RD FLOOR							
STREET NUMBER		STREET NAME (AFTER SALE)		AREA CODE		TELEPHONE NUMBER	
NEW YORK						SELLER	
CITY OR TOWN		STATE		ZIP CODE		SELLER SIGNATURE	
		NY		10017		DATE	

2018121700125201

GREATER JAMAICA DEVELOPMENT CORPORATION,
a New York not-for-profit corporation

By: 
Name: Hope Knight
Title: President & CEO

TRANSFeree/PURCHASER:

90NINETY LLC, a New York limited liability company

By: 

Name:

Title: Managing Member

Geoff Fournoy

EXHIBIT D

PREVIOUS OWNERS & OPERATORS LIST
90-02 168th Street Site
90-02 168th Street, Jamaica, New York City, New York 11432

Year	Contact Information	Status	Relation to Requestor
Owner			
1958-2001	The City of New York Address: City Hall New York, NY 10007 Phone: (212) 639-9675	Active	None
2001-2001	New York City Economic Development Corporation Address: One Liberty Street New York, NY 10006 Phone: (888) 692-0100	Active	None
2001-2019	Jamaica First Parking, LLC Address: 90-04 161 st Street, Suite 704 Jamaica, New York 11432 Phone: Unknown	Active	Seller
December 27, 2018-Present	90Ninety LLC Address: 767 Third Avenue, 33 rd Floor New York, NY 10017 Phone: (212) 488-4169	Active	Requestor
Operator			
1886	South Portion: residential dwelling, a barn and a small stable North Portion: Vacant	Inactive	None
1891-1897	Additional dwellings, sheds and stables were built on the northern portion of the site. A laundry was built on the southern portion of the site. Site remained in similar condition until 1901.	Inactive	None
1901	Hardware and paint store built on the southern portion of the site.	Inactive	None
1925	Plumber's shop and paint storage shed were noted on the southeastern portion of the site.	Inactive	None
1942-1951	An Auto Repair Shop and a Gospel Tabernacle were built in the northeastern portion of the site. Name of the auto repair is not known.	Inactive	None
1963-Present	Parking Lot first operated by NYC (see addresses above) and from 2001 to the present by Jamaica First Parking LLC (see address above)	Active	None except Jamaica First Parking LLC is Seller

EXHIBIT E

Location	TW-2
Sampling Date	9/3/2019
Manganese, Dissolved	7655
Sodium, Dissolved	424000

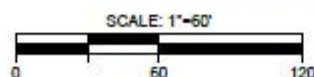
Location	TW-4
Sampling Date	9/3/2019
Manganese, Dissolved	5856
Sodium, Dissolved	202000

Location	TW-1
Sampling Date	9/3/2019
Benzo(a)anthracene	0.04
Benzo(a)pyrene	0.02
Benzo(b)fluoranthene	0.02
Benzo(k)fluoranthene	0.02
Chrysene	0.01
Indeno(1,2,3-cd)pyrene	0.1
Manganese, Dissolved	5307
Sodium, Dissolved	217000

Location	TW-3
Sampling Date	9/3/2019
Manganese, Dissolved	5950
Sodium, Dissolved	210000

Analyte	NYS DEC Ambient Groundwater Quality Standards	Units	TW-1	TW-2	TW-3	TW-4
Manganese, Dissolved	300	ug/l	5307	7655	5950	5856
Sodium, Dissolved	20000	ug/l	217000	424000	210000	202000
Benzo(a)anthracene	0.002	ug/l	0.04	U	U	U
Benzo(a)pyrene	0	ug/l	0.02	U	U	U
Benzo(b)fluoranthene	0.002	ug/l	0.02	U	U	U
Benzo(k)fluoranthene	0.002	ug/l	0.02	U	U	U
Chrysene	0.002	ug/l	0.01	U	U	U
Indeno(1,2,3-cd)pyrene	0.002	ug/l	0.1	U	U	U

Analyte	NYS DEC Ambient Groundwater Quality Standards	Units
Manganese, Dissolved	300	ug/l
Sodium, Dissolved	20000	ug/l
Benzo(a)anthracene	0.002	ug/l
Benzo(a)pyrene	0	ug/l
Benzo(b)fluoranthene	0.002	ug/l
Benzo(k)fluoranthene	0.002	ug/l
Chrysene	0.002	ug/l
Indeno(1,2,3-cd)pyrene	0.002	ug/l



LEGEND:



- SOIL BORING NUMBER & APPROX. LOCATION

TW-1 -

TEMPORARY MONITORING WELL NUMBER & APPROX. LOCATION



- EXCEEDS NYSDEC AMBIENT GROUNDWATER QUALITY STANDARDS

NOTE:

ALL CONCENTRATIONS ARE IN PARTS PER MILLION (PPM)

REFERENCE

1. IMAGE TAKEN FROM BING MAPS ON 9/10/19.

90-02 168TH STREET
QUEENS, NY

GROUNDWATER RESULTS PLAN

job no: 10831
drawing no:

FIG 5

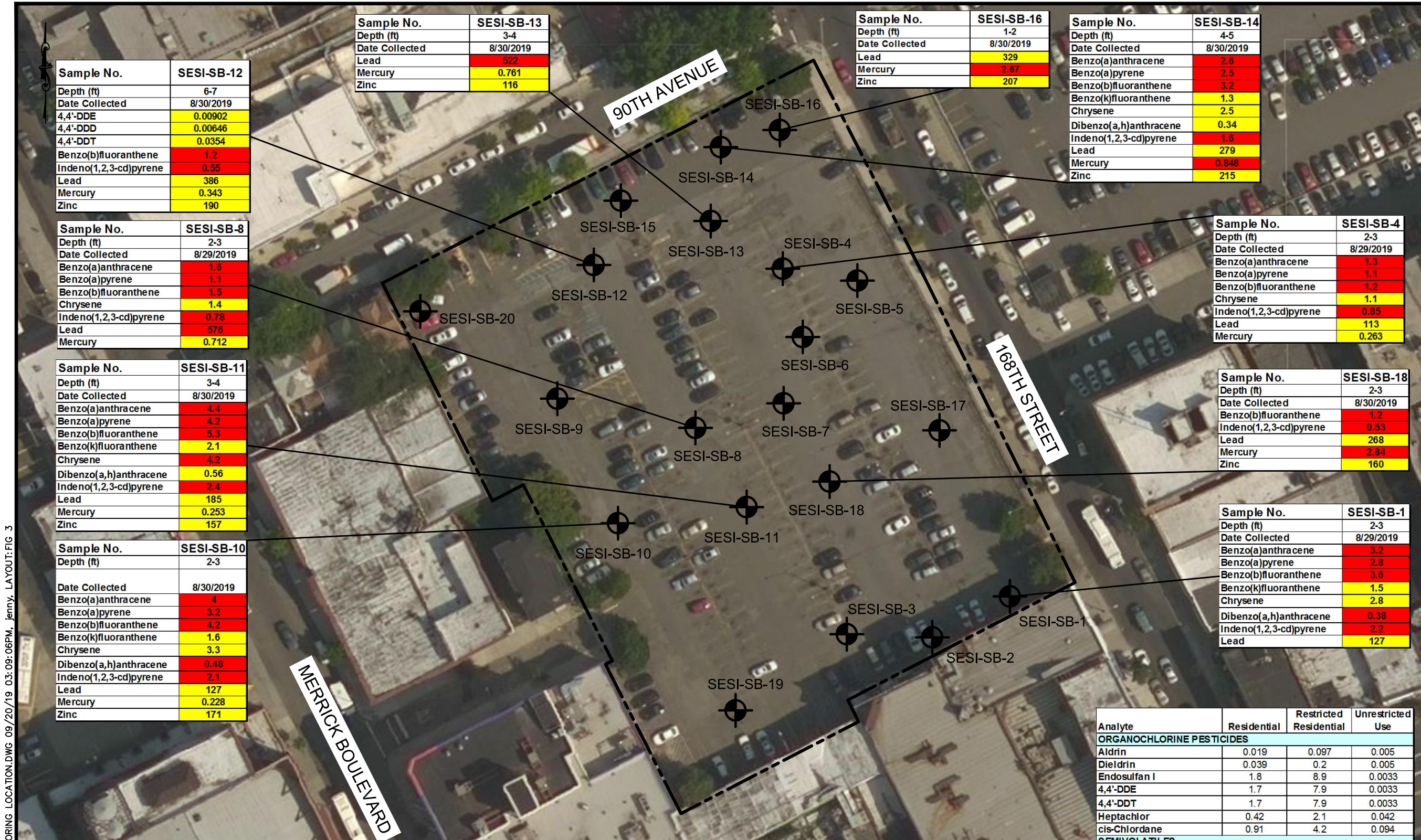
SOILS / FOUNDATIONS
SITE DESIGN
ENVIRONMENTAL

SESI
CONSULTING
ENGINEERS D.P.C.

132 MAPLE AVE. PINE BROOK, N.J. 07068 PH: 973-408-9050

dwg by: JLB
chk by: EK
scale: 1"=60'
date: 12/12/19

N:\ACAD\10831\CAD\BORING LOCATION.DWG 09/20/19 03:09:06PM, jenny, LAYOUT: FIG 3



NYS Education Law
Unauthorized alterations or additions to this plan are a violation of section 7209 (2) of the New York State Education Law. Copies of this map not having the seal of the engineer shall not be valid.

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NOTE:
1. THIS PLAN IS FOR LOCATING BORINGS ONLY. OTHER SITE WORK SHOWN HERE IS NOT INTENDED FOR CONSTRUCTION.
2. ALL CONCENTRATIONS ARE IN PARTS PER MILLION (PPM)

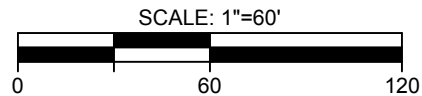
REFERENCE
1. IMAGE TAKEN FROM BING MAPS ON 9/10/19.

LEGEND:

SOIL BORING NUMBER & APPROX. LOCATION

EXCEEDS RESTRICTED RESIDENTIAL ScO

EXCEEDS UNRESTRICTED ScO



dwg by: JLB
chk by: EK
scale: 1"=60'
date: 9/20/19

SOILS / FOUNDATIONS
SITE DESIGN
ENVIRONMENTAL

SESI
CONSULTING
ENGINEERS D.P.C.

12A MAPLE AVE. PINE BROOK, N.J. 07058 PH: 973-808-9050

90-02 168TH STREET
QUEENS, NY

SOIL BORING LOCATION PLAN

job no: 10831
drawing no:

FIG 3

1 of 1

N:\ACAD\10831\CAD\10831 SOIL VAPOR SAMPLE LOCATION.DWG 09/23/19 04:22:44PM, jenny, LAYOUT:FIG 4



LEGEND:

- △ SV-1 - SOIL VAPOR SAMPLE NUMBER & APPROX. LOCATION
- 6.66 - EXCEEDS APPLICABLE CRITERIA

NYS Education Law
Unauthorized alterations or additions to this plan are a violation of section 7209 (2) of the New York State Education Law. Copies of this map not having the seal of the engineer shall not be valid.

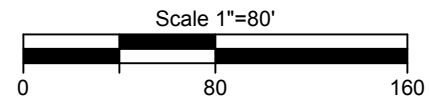
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REFERENCE

1. IMAGE TAKEN FROM BING MAPS ON 9/10/19.

NOTE:

1. THIS PLAN IS FOR LOCATING SOIL VAPOR SAMPLES ONLY. OTHER SITE WORK SHOWN HERE IS NOT INTENDED FOR CONSTRUCTION.
2. ALL CONCENTRATIONS ARE IN UG/M3.



90-02 168TH STREET
QUEENS, NY

SOIL VAPOR SAMPLE
LOCATION PLAN

job no: 10831
drawing no:

FIG 4

SESI
CONSULTING
ENGINEERS D.P.C.

SOILS / FOUNDATIONS
SITE DESIGN
ENVIRONMENTAL

12A MAPLE AVE. PINE BROOK, N.J. 07058 PH: 973-808-9050

dwg by: JLB
chk by: EK
scale: 1"=80'
date: 9/23/19

EXHIBIT F



ASPH.....ASPHALT	PR.....PEDESTRIAN RAMP
BK.....BRICK	RET.....RETAINING
BSMT.....BASEMENT	RIM.....RIM ELEVATION SEWER MANHOLE
CC.....CURB CUT	SCR.....STEEL FACED CURB ROUND
CCR.....CONCRETE CURB ROUND	STY.....STORY
CD.....CELLAR DOOR	TB.....TOP OF BANK ELEVATION
CLF.....CHAIN LINK FENCE	TF.....TRAFFIC LIGHT
CO.....CATCH BASIN CLEAN OUT	TEL.....TELEPHONE
CONC.....CONCRETE	TP.....TREE PIT
CRF.....CHAIN ROPE FENCE	TD.....TRAFFIC SIGN
CWA.....CELLAR WINDOW AREA	CW.....ELEVATION AT TOP OF WALL
DR.....DRAIN	UP.....UTILITY POLE
EL.....ELEVATION	VU.....VALVE UNKNOWN
FAB.....FIRE ALARM BOX	VLTU.....VAULT UNKNOWN
FC.....FILL CAP	VP.....VENT PIPE
FL EL.....FLOOR ELEVATION	WW.....WATER VALVE
GV.....GUARD POLE	12".....GAS MAIN WITH SIZE
OP.....OIL GAS VALVE	12".....SEWER MAIN WITH SIZE
IF.....IRON FENCE	12".....WATER MAIN WITH SIZE
INL.....CATCH BASIN INLET ELEVATION	☒.....CATCH BASIN
INV.....SEWER INVERT ELEVATION	① E.....ELECTRIC MANHOLE / VAULT
☼.....LIGHT POLE	①.....FIRE MANHOLE
MB.....MAIL BOX	②.....GAS MANHOLE
MHU.....UNKNOWN MANHOLE	③.....SEWER MANHOLE
OF.....OIL FILL	④.....TELEPHONE MANHOLE
OWH.....OVERHEAD WIRES	⑤.....WATER MANHOLE
P.....POLE	TRB.....TRAFFIC VAULT
PWT.....PAVEMENTHYDRANT
PM.....PARKING METER	⑥.....TREE WITH SIZE
PMULT.....POLE, MULTIPLE USAGE	17.0.....ESTABLISHED LEGAL GRADE
SP.....SPRINKLERTRAFFIC FLAG

1. ELEVATIONS AND ESTABLISHED GRADES SHOWN HEREON REFER TO NAVD 1989 WHICH IS 1.62 FEET BELOW THE QUEBENS TOPOGRAPHICAL MAP.

2. ESTABLISHED GRADES SHOWN HEREON REFER TO TOP OF CURB IF ESTABLISHED. GRADES MAY BE DIFFERENT FROM THE QUEBENS ELEVATIONS CONSULT WITH THE HIGHWAY DEPARTMENT BEFORE ANY CONSTRUCTION.

3. SIZES AND LOCATIONS OF WATER MAINS SHOWN HEREON AS SUPPLIED BY THE CITY OF QUEBENS. LOCATIONS OF QUEBENS LOCATIONS OF WATER SUPPLY MAINS, HYDRANTS AND WATER VALVES AS OBTAINED FROM FIELD MEASUREMENT.

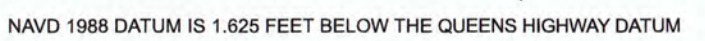
4. LOCATIONS OF SEWER MAINS AND MANHOLES AS OBTAINED FROM THE BOROUGH OF QUEBENS SEWER DEPARTMENT RECORDS. SEWER MANHOLES ARE NOT SHOWN UNLESS INDICATED "C" WHICH DENOTES INVERT ELEVATION OR MANHOLE COVER ELEVATION. LOCATIONS OF SEWER MEASUREMENTS IN THIS MANNER IS AS OBTAINED FROM THE BOROUGH OF QUEBENS SEWER DEPARTMENT RECORDS.

5. LOCATIONS OF ALL UTILITIES AND SUBSTRUCTURES ARE APPROXIMATE ONLY. THE INFORMATION GIVEN ON THE SURVEY PERTAINING TO THE LOCATION OF SUBSTRUCTURES AND UTILITIES IS NOT A GUARANTEE OF COMPLETENESS. CONSULT WITH THE APPROPRIATE COMPANY OR AGENCY FOR THE DESIGN OF THE SUBSTRUCTURE OR UTILITY. THE OWNER, CONTRACTOR AND/OR HIS AGENTS MUST NOTIFY THE CITY OF QUEBENS OF ANY UTILITY LOCATED WITHIN 10' TO 12' HORIZONTS PRIOR TO ANY CONSTRUCTION IN ACCORDANCE WITH THE CITY OF QUEBENS BY-LAW.

6. NO EVIDENCE OF EXISTING STREAMS, CREEKS, DITCHES OR WATER COURSES OR CROSS PROPERTY SURVEYED, OTHER THAN THOSE SHOWN.

7. NOT ALL SUBSURFACE INFORMATION PLOTTED.

THE PARCEL SURVEYED IS COMPRISED OF AREAS DESIGNATED AS
ZONE X (LESS THAN 0.2% CHANCE OF FLOODING)
FEDERAL EMERGENCY MANAGEMENT AGENCY
NATIONAL FLOOD INSURANCE PROGRAM
FLOOD INSURANCE RATE MAP
COMMUNITY PANEL NUMBER 360497 0233 F
EFFECTIVE DATE SEPTEMBER 5, 2007



PARCEL AREA=99,588 SQ. FT.
or 2.28622 ACRES



ESTABLISHED 1876 * SUCCESSOR TO:

UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW

ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S INKED SEAL OR HIS EMBOSSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES

CERTIFICATIONS INDICATED HEREON SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON AND TO THE ASSIGNEE OF THE LENDING INSTITUTION. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS

116 20 METROPOLITAN AVE * RICHMOND HILL NY 11418-1090 * (718) 849-0600



SCALE: 1" = 20'

[Tax Map - Digital Tax Map - New York City Dept. of Finance \(12/5/2019\)](#)



- Borough Boundary
- Tax Block Boundary
- 50

Tax Block Number
- Tax Lot Boundary
- 50

Tax Lot Number
- ~~50~~

Condo FKA Tax Lot Number
- 50.5

Tax Lot Dimension
- +/-5.5

Approximate Tax Lot Dimension
- 1500 - 1550

Condo Units Range Label
- Building Footprint
- C50

Condo Flag/Condo Number
- A50

Air Right Flag/Lot Number
- S50

Subterranean Right Flag/Lot Number
- R

REUC Flag
- Under Water Tax Lot Boundary
- .-.-.-

Other Boundary
- └┐


Possession Hook
- Misc

Miscellaneous Text
- Small Tax Lot Dimension
- Surface Water

EXHIBIT G

BASE MAP

90-02 168th Street Site
90-02 168th Street
Jamaica, New York City , New York 11432

Legend:
 Site Property Boundary

Corresponding page
lists adjacent property owners by
letter A – O

December 2019
Source: New York City GIS
Scale: 1" = 100' approximately

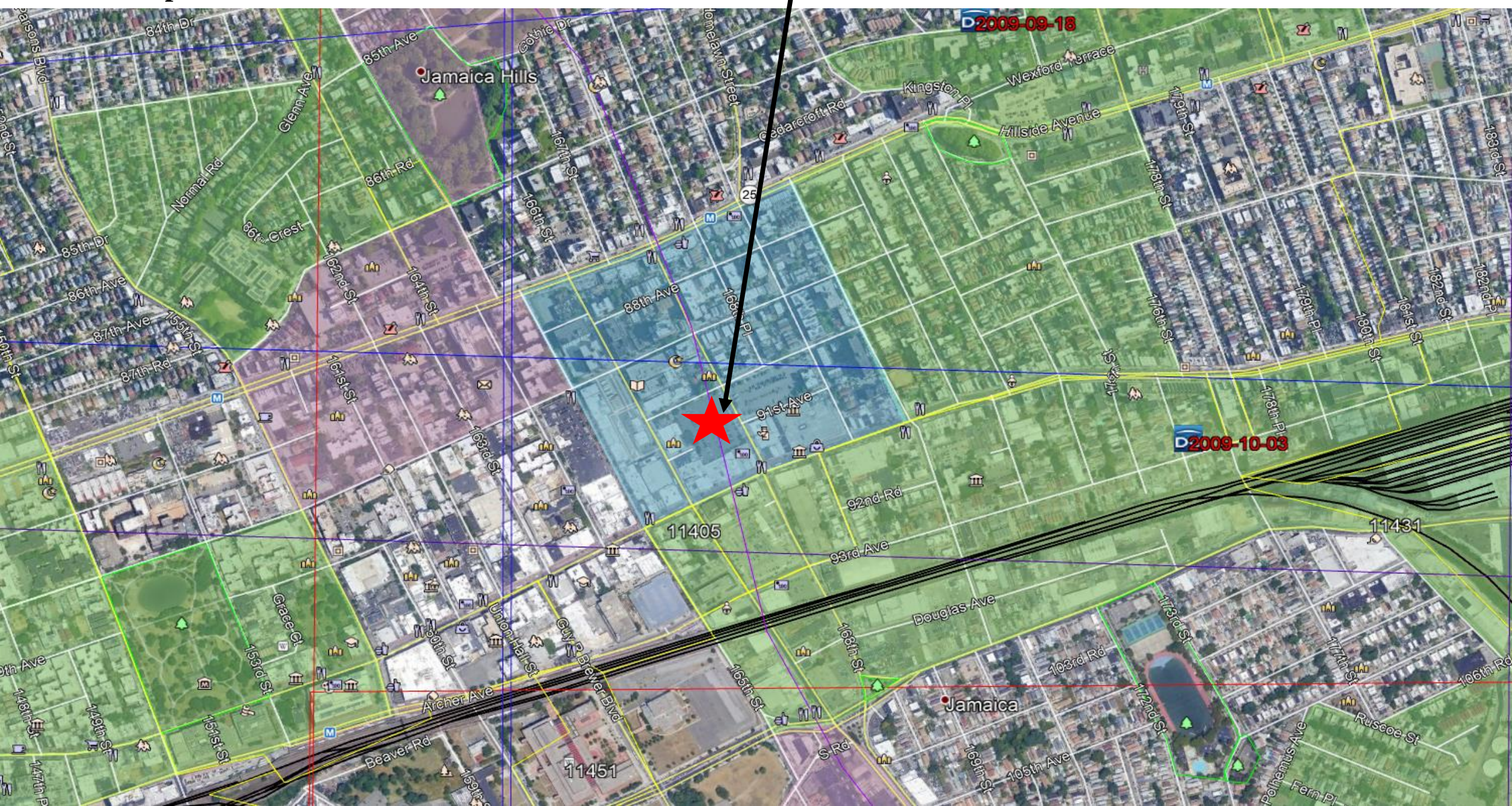


All feature locations are approximate.
This map is intended as a schematic to
be used in conjunction with associated
Application and Support Information,
and should not be relied upon as a
survey for planning and other
activities.

Letter	Adjacent Property Owner(s) Name(s)	Property Address	Section-Block-Lot
A	91-16 168 th Street LLC	91-16 168 th Street	Queens-9796-100
B	166-37/39 Jamaica Ave. Realty Corp.	166-25 Jamaica Avenue	Queens-9796-05
C	JMS Realty Associates	91-11 Merrick Boulevard	Queens-9796-22
D	91-01 Merrick BLVD Associates LLC	91-01 Merrick Boulevard	Queens-9796-25
E	Tabernacle of Prayer For All People, Inc.	165-11 Jamaica Avenue	Queens-9795-03
F	Ruth Andrade	166-11 91 Avenue	Queens-9796-47
G	Tabernacle of Prayer For All People, Inc.	90-07 Merrick Boulevard	Queens-9796-53
H	Prime Block LLC	166-08 90 Avenue	Queens-9796-62
I	Queens Public Library	89-11 Merrick Boulevard	Queens-9798-06
J	St. Stephens Episcopal Church	89-22 168 th Street	Queens-9798-04
K	St. Stephens Episcopal Church	89-26 168 th Street	Queens-9798-01
L	Motilal, Marian and Maseeb Sadaphal	89-27 168 th Street	Queens-9801-08
M	Jamaica First Parking LLC	90-01 168 th Street	Queens-9800-05
N	Police Department (103 rd Precinct)	168-02 91 Avenue	Queens-9799-27
O	168-09 Jamaica Ave, LLC	168-09 Jamaica Avenue	Queens-9799-18

En-Zone Map: 90-02 168th Street Site

Site



Street Map
90-02 168th Street Site
90-02 168th Street
Jamaica, New York City, NY 11432

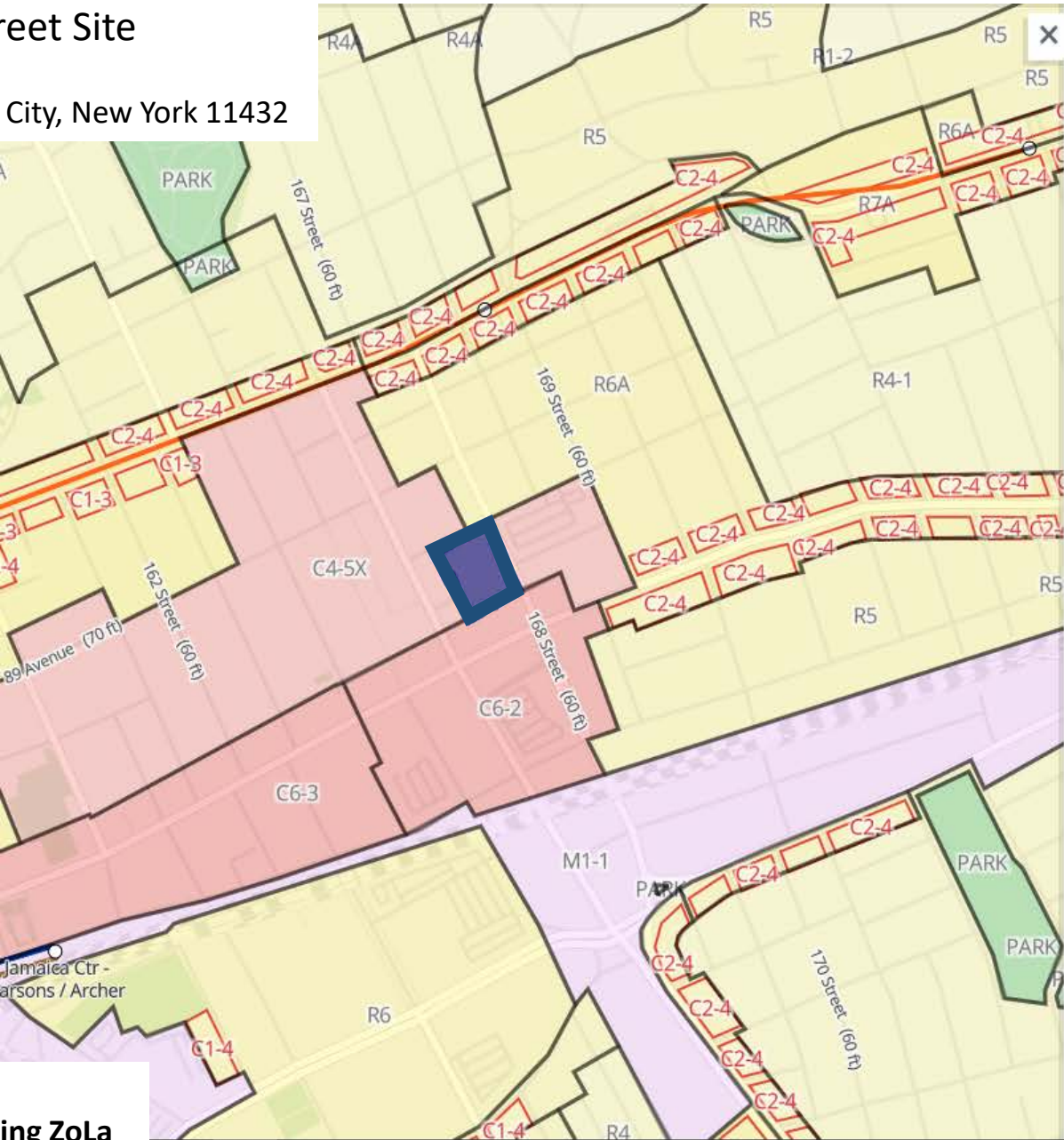


EXHIBIT H

ZONING MAP

90-02 168th Street Site
90-02 168th Street
Jamaica, New York City, New York 11432

Legend:
 Site
property boundary



TAX LOT | BBL 4097960063

90-02 168 STREET, 11432

Queens (Borough 4) | Block 9796 | Lot 63

Zoning Districts: C4-5X DJ

INTERSECTING MAP LAYERS 1:

☒ Inclusionary Housing Zone

☒ Transit Zone

☒ FRESH Zone

☒ Environmental Designation

ZONING DETAILS:

☒ Digital Tax Map

☒ Zoning Map: 14d (PDF)

☒ Historical Zoning Maps (PDF)

Owner

Land Use

Lot Area

Lot Frontage

Lot Depth

Year Built

Building Class

Number of Buildings

Number of Floors

Gross Floor Area

Total # of Units

Building Info 1

Property Records 1

Housing Info

90NINETY LLC

Parking Facilities

99,500 sq ft

350 ft

292.5 ft

0

Miscellaneous - Public Parking Area (Z2)

1

1

40 sq ft

1

☒ BISWEB

☒ View ACRIS

☒ View HPD's Building, Registration & Violation Rec

Neighborhood Information

Community District

City Council District

School District

Police Precinct

Fire Company

Sanitation Borough

Sanitation District

Sanitation Subsection

☒ Queens Community District 12

☒ Council District 27

28


103

L127

4

12

1D



All feature locations are approximate. This map is intended as a schematic to be used in conjunction with the associated report, and it should not be relied upon as a survey for planning or other activities.

December 2019
Source: NYC Planning ZoLa
Scale: 1" = 100" approximately

Zoning District: C4-5X

C4 districts are mapped in regional commercial centers, such as Flushing in Queens and the Hub in the Bronx, that are located outside of the central business districts. In these areas, specialty and department stores, theaters and other commercial and office uses serve a larger region and generate more traffic than neighborhood shopping areas. Use Groups 5, 6, 8, 9, 10 and 12, which include most retail establishments, are permitted in C4 districts. Uses that would interrupt the desired continuous retail frontage, such as home maintenance and repair service stores listed in Use Group 7, are not allowed.

C4 districts with an A, D or X suffix are contextual districts in which the commercial and residential bulk and density regulations can differ from corresponding non-contextual districts. Some districts have the same commercial and residential floor area ratios (FAR) as shown in the table but may differ in parking requirements. Floor area may be increased with a public plaza or Inclusionary Housing Program bonus.

C4-1 districts are mapped in outlying areas, such as the Staten Island Mall, that require large amounts of parking. C4-2 through C4-5 districts are mapped in more densely built areas, such as Steinway Street in Astoria (C4-2A), Fordham Road (C4-4), and parts of Jamaica (C4-5X). C4-6 and C4-7 districts are mapped in densely built areas in Manhattan, including most of Broadway on the Upper West Side (C4-6A) and portions of central Harlem (C4-7).

Zoning District: DJ

The Special Downtown Jamaica District (DJ) builds upon Jamaica's strengths as a multimodal transportation hub to support the downtown business district, expand housing and economic opportunities along the area's major streets and transportation corridors, protect adjacent low-density neighborhoods and create affordable housing. The district's use regulations encourage mixed use development in denser transit-oriented locations convenient to shoppers and its bulk provisions allow taller buildings with higher floor area ratios at the transit hubs.

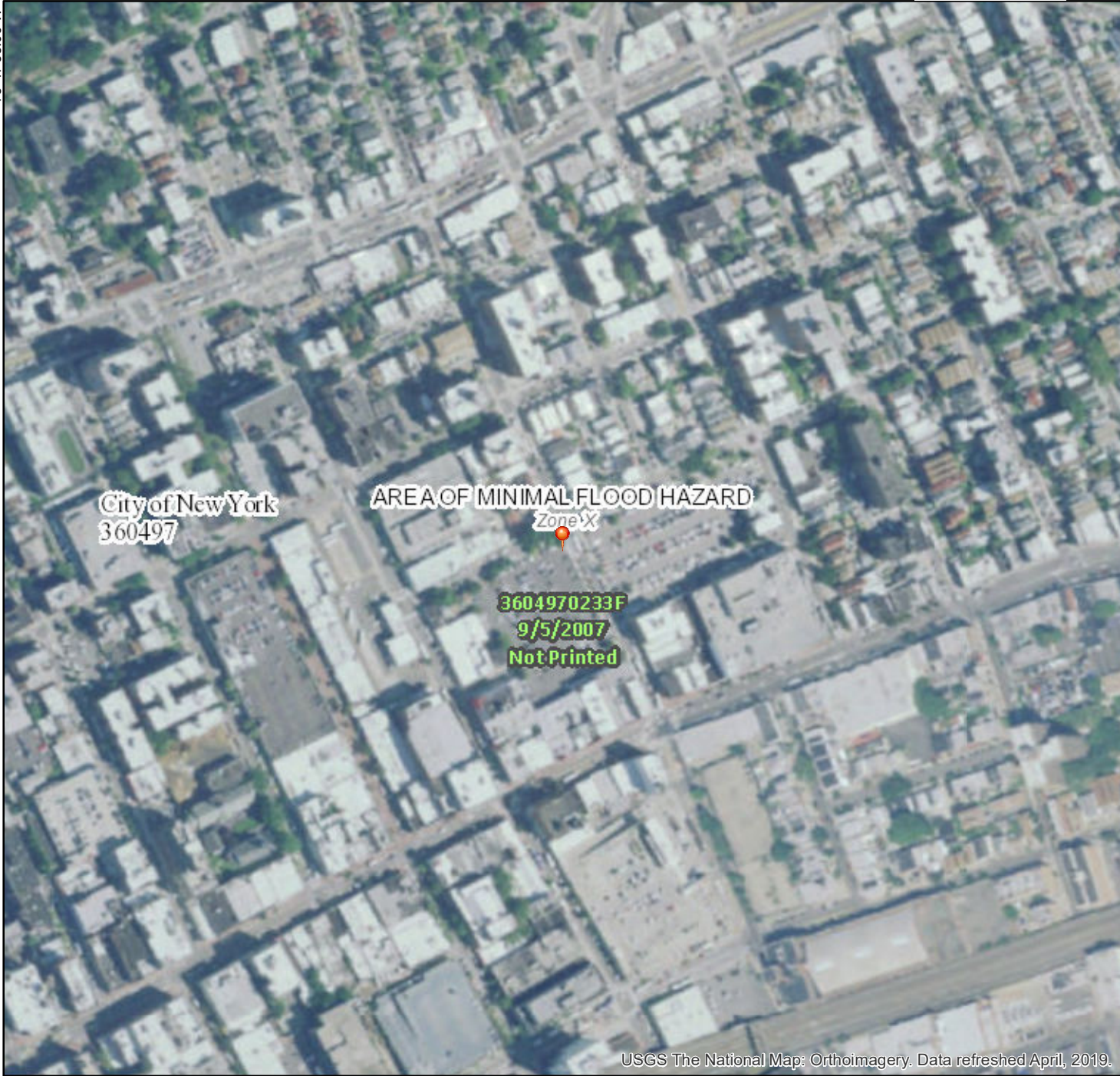
The transition rule regulates the change in building massing from taller building portions allowed along wide streets to a reduced scale for building portions that abut smaller homes in lower density residential zoning districts. The district's controls pertaining to glazing, street walls, retail continuity, sidewalk widening, sidewalk cafes and other streetscape elements support an attractive and viable downtown area. The Inclusionary Housing designated areas Program provides incentives for affordable housing in 70 blocks in Downtown Jamaica and along nearby portions of Hillside Avenue.

Exhibit I

National Flood Hazard Layer FIRMMette



40°42'41.28"N



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		Area of Minimal Flood Hazard Zone X
		Effective LOMRs
		Area of Undetermined Flood Hazard Zone D
GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 12/5/2019 at 3:10:16 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

Exhibit J

Site Contact List

90-02 168th Street Site

90-02 168th Street, Jamaica, New York 11432

Name	Title	Address	City	State	Zip
Hon. Charles E. Schumer	U.S. Senator	780 Third Avenue, Suite 2301	New York	NY	10017
Hon. Kirsten Gillibrand	U.S. Senator	780 Third Avenue, Suite 2601	New York	NY	10017
Grace Meng	U.S. House of Representatives, 6th Congressional District	118-35 Queens Boulevard, 17th Floor	Forest Hills	NY	11375
Leroy Comrie	New York State Senator, 14th Senate District	113-43 Farmers Boulevard	St. Albans	NY	11412
Melinda Katz	Queens Borough President- County Executive	120-55 Queens Boulevard	Kew Gardens	NY	11424
Audrey I. Pheffer	Queens County Clerk	8811 Sutphin Boulevard, #196	Jamaica	NY	11425
Bill de Blasio	Mayor of New York City	City Hall	New York	NY	10007
Marisa Lago	New York State Department of City Planning, Chair	120 Broadway, 31st Floor	New York	NY	10271
Andrea Hagelgans	Strategic Planning Advisor, New York City	City Hall	New York	NY	10007
New York Daily News	Media Outlet	4 New York Plaza	New York	NY	10004
Alfonso Carney	Chair of the New York City Water Board	59-17 Junction Boulevard	Flushing	NY	11373
Justin Deabler	Queens Public Library-Central Library, General Counsel	89-11 Merrick Blvd	Jamaica	NY	11432
Jaime Dubei	Principal of Queens Collegiate: A College Board School	167-01 Gothic Drive	Jamaica	NY	11432
Mala Panday	Principal of The Young Women's Leadership School	150-91 87th Road	Jamaica	NY	11432
Lisa Grantstewart	Principial of Public School/ I.S. 268 Queens	92-07 175th Street	Jamaica	NY	11433
Tanya Bates-Howell	Excellence	88-08 164th Street	Jamaica	NY	11432
Yvonne Robinson	Program Director of Hanover Place Child Care, LLC	15 Hanover Place	Brooklyn	NY	11201
Lorraine Pennisi	Executive Director of Strong Place for Hope Daycare	460 Atlantic Avenue	Brooklyn	NY	11217
Dr. Karen Daughtry	Director of Alonzo A. Daughtry Memorial Day Care Center	565 Baltic Street	Brooklyn	NY	11217
Victoria Olson	Owner of Kids Run Around Daycare	615 Warren Street	Brooklyn	NY	11217
Yvonne Reddick	Queens Community Board 12, District Manager	90-28 161st Sreet	Jamaica	NY	11432
91-16 168th Street LLC	Adjacent Property Owner of 91-16 168th Street	500 5th Avenue, 54 Floor	New York	NY	10110
166-37/39 Jamaica Ave. Realty Corp.	Adjacent Property Owner of 166-25 Jamaica Avenue	10 West 33rd Street, Suite 220	New York	NY	10001
JMS Realty Associates	Adjacent Property Owner of 91-11 Merrick Boulevard	982 Flatbush Avenue	Brooklyn	NY	11226
91-01 Merrick BLVD Associates LLC	Adjacent Property Owner of 90-01 Merrick Boulevard	510 Fulton Street	Brooklyn	NY	11201
Tabernacle of Prayer For All People, Inc.	Adjacent Property Owner/Operator of 165-11 Jamaica Avenue	165-11 Jamaica Avenue	Jamaica	NY	11432
Ruth Andrade	Adjacent Property Owner/Operator of 166-11 91 Avenue	166-11 91 Avenue	Jamaica	NY	11432
Tabernacle of Prayer For All People, Inc.	Adjacent Property Owner/Operator of 90-07 Merrick Boulevard	90-07 Merrick Boulevard	Jamaica	NY	11432
Prime Block LLC	Adjacent Property Owner of 166-08 90 Avenue	P.O. Box 234642	Great Neck	NY	11023
Queens Public Library	Adjacent Property Owner/Operator of 89-11 Merrick Boulevard	89-11 Merrick Boulevard	Jamaica	NY	11432
St. Stephens Episcopal Chrch	Adjacent Property Owner/Operator of 89-22 168th Street	89-22 168th Street	Jamaica	NY	11432
St. Stephens Episcopal Chrch	Adjacent Property Owner of 89-26 168th Street	89-22 168th Street	Jamaica	NY	11432
Motilal, Marian and Maseeb Sadaphal	Adjacent Property Owner/Operator of 89-27 168th Street	89-27 168th Street	Jamaica	NY	11432
Jamaica First Parking LLC	Adjacent Property Owner of 90-01 168th Street	c/o J.D.C., 90-04 161st Street	Jamaica	NY	11432
Police Department (103rd Precinct)	Adjacent Property Owner/Operator of 168-02 91 Avenue	168-02 91 Avenue	Jamaica	NY	11432
168-09 Jamaica Ave, LLC	Adjacent Property Owner of 168-09 Jamaica Avenue	25 West 36th Street	New York	NY	10018
Bank of America Financial Center	Adjacent Property Operator of 91-16 168th Street	91-16 168th Street	Jamaica	NY	11432
MD BABLU	Adjacent Property Operator of 89-27 168th Street	89-27 168th Street	Jamaica	NY	11432
4EVER Shoes	Adjacent Property Operator of 166-25 Jamaica Avenue	166-25 Jamaica Avenue	Jamaica	NY	11432
King Sam Jewelry	Adjacent Property Operator of 166-25 Jamaica Avenue	166-29 Jamaica Avenue	Jamaica	NY	11432

Exhibit K



December 10, 2019

VIA FEDERAL EXPRESS

Yvonne Reddick, District Manager
Queens Community Board 12
90-28 161st Street
Jamaica, New York 11432

RE: Brownfield Cleanup Program Application Repository Request
Applicant: 90Ninety LLC
Site Name: 90-02 168th Street Site
Address: 90-02 168th Street, Queens, New York 11432

Dear Ms. Reddick:

We represent 90Ninety LLC in its Brownfield Cleanup Program application for the above-referenced site in Queens, New York at 90-02 168th Street. It is a requirement of the New York State Department of Environmental Conservation that we supply it with a letter certifying that the local community board is willing and able to serve as one of two public repositories for all documents pertaining to the cleanup of this Site. To avoid significant use of your shelf space, all documents will be sent in CD format.

Please sign below and return the original in the enclosed overnight pre-paid FedEx package as soon as possible if you are able to certify that the Queens Community Board No. 12 would be willing and able to act as a temporary public repository for this Brownfield Cleanup Program project.

Thank you.

Sincerely,

KNAUF SHAW LLP

LINDA R. SHAW

Yes, the Queens Community Board No. 12 is willing and able to act as a public repository for documents related to the cleanup of 90-02 168th Street, in the City of New York, County of Queens, State of New York under the NYS Brownfield Cleanup Program.

Yvonne Reddick, District Manager

2/6/20
Date



December 10, 2019

VIA FEDEX

Justin Deabler, General Counsel
Queens Public Library-Central Library
89-11 Merrick Boulevard
Jamaica, New York 11432

RE: Brownfield Cleanup Program Application
Applicant: 90Ninety LLC
Site Name: 90-02 168th Street Site
Site Address: 90-02 168th Street, Queens, New York 11432

Dear Mr. Deabler:

We represent 90Ninety LLC in its anticipated Brownfield Cleanup Program application for the above-referenced site at 90-02 168th Street in the City of New York, Queens County, New York. Your branch is currently the repository for this project. It is a requirement of the NYS Department of Environmental Conservation that we supply them with a letter certifying that the local library is willing and able to serve as a public repository for all documents pertaining to the cleanup of this property. To avoid significant use of your shelf space, all documents will be sent in CD format.

Please sign below and return the original in the enclosed prepaid FedEx envelope if you are able to certify that your library would be willing and able to act as the temporary public repository for this Brownfield Cleanup Program project.

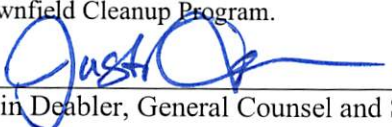
Thank you.

Sincerely,

KNAUF SHAW LLP

LINDA R. SHAW

Yes, the Queens Public Library-Central Library is willing and able to act as a public repository for documents related to the cleanup of 90-02 168th Street in the City of New York, Queens County, New York under the NYS Brownfield Cleanup Program.


Justin Deabler, General Counsel and Senior Vice President

1/23/20
Date