

Document Certification

Professional Engineer:

Karen G. Tyll, P.E.
Tyll Engineering and Consulting, PC
169 Commack Road, Suite H173
Commack, New York 11725
(631) 629-5373 Office
(631) 664-6477
Email: Karen@tyllengineering.com

Qualified Environmental Professional:

Jason T. Cooper, PG 000152
CA RICH Consultants, Inc
17 Dupont Street
Plainview NY, 11803
Office: 516-576-8844
Cell: 516-833-2535
Email: JCooper@carichinc.com

Remedial Party:

Redfern FRP LLC
c/o Matthew Kelly
Phipps Houses
902 Broadway, 13th Floor
New York, NY 10028
Email: MKelly@phippsony.org
Phone: (646) 388-8290

Site Owner:

Mott Center LLC
c/o Estate of Rita Stark
198-10 Jamaica Avenue
Hollis, NY 11423
Attention: Elizabeth Farrell
Phone: (718) 465-3600

See Appendix A for Requestor information including the NYS Department of State Database, the metes and bounds of the proposed site boundary, and the access letter.



Brownfield Cleanup Program Application

FAR ROCKAWAY PROJECT—PHASE 3 DEVELOPMENT

**New York City Tax Block: 15537
Lots: 46, 50, 51, 53, 54, 55, 56, 57, 58, 59, 60, 112, 128, 130, and portions of 1 and 63
Far Rockaway, Queens, New York 11691
BCP # Not Assigned**

**June 2020
Revised July 2020**

Prepared for:

**New York State Department of
Environmental Conservation
Division of Environmental Remediation
625 Broadway
Albany, NY 12233**

On Behalf of:

**Redfern FRP LLC
902 Broadway, 13th Floor
New York, NY 10028**

Prepared by:

**CA RICH CONSULTANTS, INC.
17 Dupont Street
Plainview, NY 11803
(516) 576-8844**



June 8, 2020
July 13, 2020

**New York State Department of
Environmental Conservation**
Division of Environmental Remediation
Site Control Section
625 Broadway-11th Floor
Albany, NY 12233-7020

**Re: Brownfield Cleanup Program Application
Far Rockaway Project—Phase 3 Development
Block: 15537
Lots: 46, 50, 51, 53, 54, 55, 56, 57, 58, 59, 60, 112,
128, 130 and portions of 1 and 63
Far Rockaway, New York 11691
BCP # Not Assigned**

Alexandra Servis:

Please find the attached revised Brownfield Cleanup Program (BCP) Application for the above-referenced project. As requested, one complete paper hardcopy of this revised Application (less the previous reports) has been sent to your office along with a digital copy of the same on CD. The previous reports have been uploaded to the State File Transfer Service (FTS).

As the Site is planning to enter the BCP at the remedial phase please also find a Remedial Investigation Report and a Remedial Action Workplan included in this submittal. A hardcopy of these reports was submitted with the BCP application in June 2020. Please note that the above-mentioned lots considered for the BCP are in the process of being consolidated into one Queens tax lot, which is anticipated to be completed in the next month or two.

We thank you for the opportunity on behalf of Redfern FRP LLC, and look forward to moving ahead with the necessary remedial activities under the BCP. If you have questions or need any additional detail regarding the completeness of this Application, please do not hesitate to call us.

Respectfully submitted,

CA RICH CONSULTANTS, INC.


Jason T. Cooper, PG
Senior Project Manager



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 Redfern FRP LLC		
ADDRESS 902 Broadway, 13th Floor		
CITY/TOWN New York		ZIP CODE 10028
PHONE 212-243-9090	FAX 646-336-5850	E-MAIL MKelly@phippssny.org
<p>Is the requestor authorized to conduct business in New York State (NYS)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <ul style="list-style-type: none"> If the requestor is a Corporation, LLC, LLP or other entity requiring authorization from the NYS Department of State to conduct business in NYS, the requestor's name must appear, exactly as given above, in the NYS Department of State's 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. <p>Do all individuals that will be certifying documents meet the requirements detailed below? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <ul style="list-style-type: none"> 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?	<input type="checkbox"/> Investigation <input checked="" type="checkbox"/> Remediation
2. If the project is starting at the remediation stage, a Remedial Investigation Report (RIR), Alternatives Analysis, and Remedial Work Plan must be attached (see DER-10 / Technical Guidance for Site Investigation and Remediation for further guidance).	
3. If a final RIR is included, please verify it meets the requirements of Environmental Conservation Law (ECL) Article 27-1415(2): <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
4. Please attach a short description of the overall development project, including:	
<ul style="list-style-type: none"> 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	X
Chlorinated Solvents	X		X
Other VOCs	X	X	X
SVOCs	X		
Metals	X	X	
Pesticides	X		
PCBs		X	
Other*		MTBE	Methane

*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 type="checkbox"/> Service Station |
| <input type="checkbox"/> Landfill | <input type="checkbox"/> Tannery | <input type="checkbox"/> Electroplating | <input type="checkbox"/> Unknown |

Other: Railroad station and yard, recycling center/scrap metal, and part of auto repair

Section IV. Property Information - See Instructions for Further Guidance

PROPOSED SITE NAME Far Rockaway Project--Phase 3

ADDRESS/LOCATION 17-01 Redfern Avenue

CITY/TOWN Far Rockaway ZIP CODE 11691

MUNICIPALITY(IF MORE THAN ONE, LIST ALL): New York City

COUNTY Queens

SITE SIZE (ACRES) 2.86

LATITUDE (degrees/minutes/seconds)

40 ° 36 ' 23.74 "

LONGITUDE (degrees/minutes/seconds)

73 ° 45 ' 10.50 "

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
See Attached Worksheet (Attachment 4)		15537		

1. Do the proposed site boundaries correspond to tax map metes and bounds? Yes No
If no, please attach an accurate map of the proposed site. Only portions of Lot 63 and 1 are included for this application.

2. Is the required property map attached to the application? Yes 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 No

If yes, identify census tract : _____

Percentage of property in En-zone (check one): 0-49% 50-99% 100%

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)? Yes 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? Yes 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? Yes No
If yes, attach relevant supporting documentation.

7. Are there any lands under water? Yes 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

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 #: _____
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NAME OF REQUESTOR'S AUTHORIZED REPRESENTATIVE Matthew Kelly		
ADDRESS 902 Broadway, 13th Floor		
CITY/TOWN New York, NY		ZIP CODE 10028
PHONE 212-243-9090	FAX 646-336-5850	E-MAIL MKelly@phippssny.org
NAME OF REQUESTOR'S CONSULTANT CA RICH Consultants, Inc.---Attention: Jason Cooper		
ADDRESS 17 Dupont Street		
CITY/TOWN Plainview		ZIP CODE 11803
PHONE 516-576-8844	FAX 516-576-0093	E-MAIL JCooper@carichinc.com
NAME OF REQUESTOR'S ATTORNEY Oliver G. Chase, Esq., Hirschen, Singer, & Epstein LLP		
ADDRESS 902 Broadway, 13th Floor		
CITY/TOWN New York		ZIP CODE 10010
PHONE 212-598-3213	FAX 212-302-8536	E-MAIL OChase@hseny.com

Section VI. Current Property Owner/Operator Information – if not a Requestor

CURRENT OWNER'S NAME Mott Center LLC		OWNERSHIP START DATE:
ADDRESS 198-10 Jamaica Avenue		
CITY/TOWN Hollis		ZIP CODE 11423
PHONE 718-465-3600	FAX NA	E-MAIL NA
CURRENT OPERATOR'S NAME Mott Center LLC		
ADDRESS 198-10 Jamaica Avenue		
CITY/TOWN Hollis		ZIP CODE 11423
PHONE 718-465-3600	FAX NA	E-MAIL NA

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? Yes No
2. Is the requestor subject to an existing order for the investigation, removal or remediation of contamination at the site? Yes 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. Yes 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 Ground Lease

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?
If yes, please provide: Order # _____ Yes No
6. Is the property subject to a state or federal enforcement action related to hazardous waste or petroleum?
If yes, please provide explanation as an attachment. Yes No

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? R7-1/C2-4

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

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

Yes No

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

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 Vice President (title) of Redfern FRP 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: 5/27/2020 Signature: _____

Print Name: Matthew Kelly

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.

BCP App Rev 10

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 type="checkbox"/> Yes <input checked="" 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
From ECL 27-1405(31):	
<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>	
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)	
375-3.2:	
<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: Far Rockaway Project--Phase 3
City: Far Rockaway

Site Address: 17-01 Redfern Avenue
County: Queens **Zip:** 11691

Tax Block & Lot Section (if applicable): **Block:** 15537 **Lot:**

Requestor Name: Redfern FRP LLC **Requestor Address:** 902 Broadway, 13th Floor
City: New York **Zip:** 10028 **Email:** MKelly@phippsny.org

Requestor's Representative (for billing purposes)
Name: Matthew Kelly **Address:** 902 Broadway, 13th Floor
City: New York, NY **Zip:** 10028 **Email:** MKelly@phippsny.org

Requestor's Attorney
Name: Oliver G. Chase, Esq., Hirschen, Singer, & Epstein LLP **Address:** 902 Broadway, 13th Floor
City: New York **Zip:** 10010 **Email:** OChase@hseny.com

Requestor's Consultant
Name: CA RICH Consultants, Inc.--Attention: Jason Cooper **Address:** 17 Dupont Street
City: Plainview **Zip:** 11803 **Email:** JCooper@carichinc.com

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:

**NEW YORK STATE
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SECTION III

PROPERTY'S ENVIRONMENTAL HISTORY

Please follow instructions on application form.

SECTION IV

PROPERTY INFORMATION

Proposed Site Name

Provide a name for the proposed site. The name could be an owner's name, current or historical operations (i.e. ABC Furniture) or the general location of the property. Consider whether the property is known by DEC by a particular name, and if so, use that name.

Site Address

Provide a street address, city/town, zip code, and each municipality and county in which the site is located. .

Site Size

Provide the approximate acreage of the site.

GIS Information

Provide the latitude and longitude for the approximate center of the property. Show the latitude and longitude in degrees, minutes and seconds.

Tax Parcel Information

Provide the tax parcel address/section/block/lot information and map. Tax map information may be obtained from the tax assessor's office for all tax parcels that are included in the property boundaries. Attach a county tax map with identifier numbers, along with any figures needed to show the location and boundaries of the property. Include a USGS 7.5 minute quad map on which the property appears and clearly indicate the proposed site's location.

1. Tax Map Boundaries

State whether the boundaries of the site correspond to the tax map boundaries. If no, a metes and bounds description of the property must be attached. The site boundary can occupy less than a tax lot or encompass portions of one or more tax lots and may be larger or smaller than the overall redevelopment/reuse project area. A site survey with metes and bounds will be required to establish the site boundaries before the Certificate of Completion can be issued.

2. Map

Provide a property base map(s) of sufficient detail, clarity and accuracy to show the following: i) map scale, north arrow orientation, date, and location of the property with respect to adjacent streets and roadways; and ii) proposed brownfield property boundary lines, with adjacent property owners clearly identified.

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SECTION IV (continued)

3. En-zone

Is any part of the property in an En-zone? If so, what percentage? For information on En-zones, please see [DEC's website](#).

4. Multiple applications

Generally, only one application can be submitted, and one BCA executed, for a development project. In limited circumstances, the DEC may consider multiple applications/BCAs for a development project where 1) the development project spans more than 25 acres; 2) the approach does not negatively impact the remedial program, including timing, ability to appropriately address areas of concern, and management of off-site concerns; and 3) the approach is not advanced to increase the value of future tax credits (i.e., circumvent the tax credit caps provided under New York State Tax Law Section 21).

10. Property Description Narrative

Provide a property description in the format provided below. Each section should be no more than one paragraph long.

Location

Example: "The XYZ Site is located in an {urban, suburban, rural} area." {Add reference points if address is unspecific; e.g., "The site is approximately 3.5 miles east of the intersection of County Route 55 and Industrial Road."}

Site Features:

Example: "The main site features include several large abandoned buildings surrounded by former parking areas and roadways. About one quarter of the site area is wooded. Little Creek passes through the northwest corner."

Current Zoning and Land Use: (Ensure the current zoning is identified.)

Example: "The site is currently inactive, and is zoned for commercial use. The surrounding parcels are currently used for a combination of commercial, light industrial, and utility right-of-ways. The nearest residential area is 0.3 miles east on Route 55."

Past Use of the Site: include source(s) of contamination and remedial measures (site characterizations, investigations, Interim Remedial Measures, etc.) completed outside of the current remedial program (e.g., work under a petroleum spill incident).

Example: "Until 1992 the site was used for manufacturing wire and wire products (e.g., conduit, insulators) and warehousing. Prior uses that appear to have led to site contamination include metal plating, machining, disposal in a one-acre landfill north of Building 7, and releases of wastewater into a series of dry wells."

When describing the investigations/actions performed outside of the remedial program, include the major chronological remedial events that lead to the site entering a remedial program. The history should include the first involvement by government to address hazardous waste/petroleum disposal. Do not cite reports. Only include remedial activities which were implemented PRIOR to the BCA. Do not describe sampling information.

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SECTION IV (continued)

Property Description Narrative (continued)

Site Geology and Hydrogeology:

As appropriate, provide a very brief summary of the main hydrogeological features of the site including depth to water, groundwater flow direction, etc.

Environmental Assessment

The goal of this section is to describe the nature and extent of contamination at the site. When describing the nature of contamination, identify just the primary contaminants of concern (i.e., those that will likely drive remedial decisions/actions). If there are many contaminants present within a group of contaminants (i.e., volatile organic compounds, semivolatile organic compounds, metals), identify the group(s) and one or two representative contaminants within the group. When addressing the extent of contamination, identify the areas of concern at the site, contaminated media (i.e., soil, groundwater, etc.), relative concentration levels, and a broad-brush description of contaminated areas/depths.

The reader should be able to know if contamination is widespread or limited and if concentrations are marginally or greatly above Standards, Criteria and Guidance (SGCs) for the primary contaminants. If the extent is described qualitatively (e.g., low, medium, high), representative concentrations should be given and compared with appropriate SCGs. For soil contamination, the concentrations should be compared with the soil cleanup objectives (SCOs) for the intended use of the site.

A typical Environmental Assessment would look like the following:

Based upon investigations conducted to date, the primary contaminants of concern for the site include cadmium and trichloroethene (TCE).

Soil - Cadmium is found in shallow soil, mostly near a dry well at the northeast end of the property. TCE is found in deeper soil, predominantly at the north end of the site. Concentrations of cadmium found on site (approximately 5 ppm) slightly exceed the soil cleanup objective (SCO) for unrestricted use (2.5 ppm). Concentrations of TCE found on site (5 ppm to 300 ppm) significantly exceed the soil cleanup objectives for the protection of groundwater (0.47 ppm).

Groundwater - TCE and its associated degradation products are also found in groundwater at the north end of the site, moderately exceeding groundwater standards (typically 5 ppb), with a maximum concentration of 1500 ppb. A moderate amount of TCE from the site has migrated 300 feet down-gradient off-site. The primary contaminant of concern for the off-site area is TCE, which is present at a maximum concentration of 500 ppb, at 10 feet below the groundwater table near Avenue A.

Soil Vapor & Indoor Air - TCE was detected in soil vapor at elevated concentrations and was also detected in indoor air at concentrations up to 1,000 micrograms per cubic meter.

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

SECTION V

ADDITIONAL REQUESTOR INFORMATION

Representative Name, Address, etc.

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

Consultant and Attorney Name, Address, etc.

Provide requested information.

**NEW YORK STATE
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**SECTION VI CURRENT PROPERTY OWNER/OPERATOR INFORMATION
(IF NOT A REQUESTOR)**

Owner Name, Address, etc.

Provide requested information of the current owner of the property. List all parties holding an interest in the Property and, if the Requestor is not the current owner, describe the Requestor's relationship to the current owner.

Operator Name, Address, etc.

Provide requested information of the current operator (if different from the requestor or owner).

Provide a list of previous property owners and operators with names, last known addresses, telephone numbers and the Requestor's relationship to each owner and operator as a separate attachment

SECTION VII REQUESTOR ELIGIBILITY INFORMATION

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

SECTION VIII PROPERTY ELIGIBILITY INFORMATION

As a separate attachment, provide complete and detailed information in response to the following eligibility questions answered in the affirmative. It is permissible to reference specific sections of existing property reports; however, it is requested that that information be summarized.

1. CERCLA / NPL Listing

Has any portion of the property ever been listed on the National Priorities List (NPL) established under CERCLA? If so, provide relevant information.

2. Registry Listing

Has any portion of the property ever been listed on the New York State Registry of Inactive Hazardous Waste Disposal Sites established under ECL 27-1305? If so, please provide the site number and classification. See the Division of Environmental Remediation (DER) [website](#) for a database of sites with classifications.

3. RCRA Listing

Does the property have a Resource Conservation and Recovery Act (RCRA) TSDF Permit in accordance with the ECL 27-0900 *et seq*? If so, please provide the EPA Identification Number, the date the permit was issued, and its expiration date. Note: for purposes of this application, interim status facilities are not deemed to be subject to a RCRA permit.

4. Registry / RCRA sites owned by volunteers

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.

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SECTION VIII (continued)

5. Existing Order

Is the property subject to an order for cleanup under Article 12 of the Navigation Law or Article 17 Title 10 of the ECL? If so, please provide information on an attachment. Note: if the property is subject to a stipulation agreement, relevant information should be provided; however, property will not be deemed ineligible solely on the basis of the stipulation agreement.

6. Enforcement Action Pending

Is the property subject to an enforcement action under Article 27, Titles 7 or 9 of the ECL or subject to any other ongoing state or federal enforcement action related to the contamination which is at or emanating from the property? If so, please provide information on an attachment.

SECTION IX CONTACT LIST INFORMATION

Provide the names and addresses of the parties on the Site Contact List (SCL) and a letter from the repository acknowledging agreement to act as the document repository for the proposed BCP project.

SECTION X LAND USE FACTORS

In addition to eligibility information, site history, and environmental data/reports, the application requires information regarding the current, intended and reasonably anticipated future land use.

1. This information consists of responses to the "land use" factors to be considered relative to the "Land Use" section of the BCP application. The information will be used to determine the appropriate land use in conjunction with the investigation data provided, in order to establish eligibility for the site based on the definition of a "brownfield site" pursuant to ECL 27-1405(2).
2. This land use information will be used by DEC, in addition to all other relevant information provided, to determine whether the proposed use is consistent with the currently identified, intended and reasonably anticipated future land use of the site at this stage. Further, this land use finding is subject to information regarding contamination at the site or other information which could result in the need for a change in this determination being borne out during the remedial investigation.

SECTION XI SIGNATURE PAGE

The Requestor must sign the application, or designate a representative who can sign. The requestor's consultant or attorney cannot sign the application. If there are multiple parties applying, then each must sign a signature page. 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 entity's name must appear exactly as given in the NYS Department of State's Corporation & Business Entity Database.

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DETERMINATION OF A COMPLETE APPLICATION

1. The first step in the application review and approval process is an evaluation to determine if the application is complete. To help ensure that the application is determined complete, requestors should review the list of [common application deficiencies](#) and carefully read these instructions.
2. DEC will send a notification to the requestor within 30 calendar days of receiving the application, indicating whether such application is complete or incomplete.
3. An application must include the following information relative to the site identified by the application, necessary for making an eligibility determination, or it will be deemed incomplete. (**Please note:** the application as a whole requires more than the information outlined below to be determined complete). The application must include:
 - a. for all sites, an investigation report sufficient to demonstrate the site requires remediation in order to meet the requirements of the program, and that the site is a brownfield site at which contaminants are present at levels exceeding the soil cleanup objectives or other health-based or environmental standards, criteria or guidance adopted by DEC that are applicable based on the reasonably anticipated use of the property, in accordance with applicable regulations. Required data includes site drawings requested in Section III, #3 of the BCP application form.
 - b. for those sites described below, documentation relative to the volunteer status of all requestors, as well as information on previous owners or operators that may be considered responsible parties **and** their ability to fund remediation of the site. This documentation is required for:
 - i. real property listed in the registry of inactive hazardous waste disposal sites as a class 2 site, which may be eligible provided that DEC has not identified any responsible party for that property having the ability to pay for the investigation or cleanup of the property prior to the site being accepted into the BCP; or
 - ii. real property that was a hazardous waste treatment, storage or disposal facility having interim status pursuant to the Resource Conservation and Recovery Act (RCRA) program, which may be eligible provided that DEC has not identified any responsible party for that property having the ability to pay for the investigation or cleanup of the property prior to the site being accepted into the BCP.
 - c. for sites located within the five counties comprising New York City, in addition to (a) and if applicable (b) above, if the application is seeking a determination that the site is eligible for tangible property tax credits, sufficient information to demonstrate that the site meets one or more of the criteria identified in ECL 27 1407(1-a). **If this 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, using the BCP Amendment Application, except for sites seeking eligibility under the underutilized category.**
 - d. for sites previously remediated pursuant to Titles 9, 13, or 14 of ECL Article 27, Title 5 of ECL Article 56, or Article 12 of Navigation Law, relevant documentation of this remediation.

**NEW YORK STATE
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DETERMINATION OF A COMPLETE APPLICATION (continued)

4. If the application is found to be incomplete:
 - a. the requestor will be notified via email or phone call regarding minor deficiencies. The requestor must submit information correcting the deficiency to DEC within the 30-day review time frame; or
 - b. the requestor will receive a formal Letter of Incomplete Application (LOI) if an application is substantially deficient, if the information needed to make an eligibility determination identified in #4 above is missing or found to be incomplete, or if a response to a minor deficiency is not received within the 30-day period. The LOI will detail all of the missing information and request submission of the information. If the information is not submitted within 30 days from the date of the LOI, the application will be deemed withdrawn. In this case, the requestor may resubmit the application without prejudice.

5. If the application is determined to be complete, DEC will send a Letter of Complete Application (LOC) that includes the dates of the public comment period. The LOC will:
 - a. include an approved public notice to be sent to all parties on the Contact List included with the application;
 - b. provide instructions for publishing the public notice in the newspaper on the date specified in the letter, and instructions for mailing the notice to the Contact List;
 - c. identify the need for a certification of mailing form to be returned to DEC along with proof of publication documentation; and
 - d. specify the deadline for publication of the newspaper notice, which must coincide with, or occur before, the date of publication in the Environmental Notice Bulletin (ENB).
 - i. DEC will send a notice of the application to the ENB. As the ENB is only published on Wednesdays, DEC must submit the notice by the Wednesday before it is to appear in the ENB.
 - ii. The mailing to parties on the Contact List must be completed no later than the Tuesday prior to ENB publication. If the mailings, newspaper notice and ENB notice are not completed within the time-frames established by the LOC, the public comment period on the application will be extended to insure that there will be the required comment period.
 - iii. Marketing literature or brochures are prohibited from being included in mailings to the Contact List.

Far Rockaway Project—Phase 3 Development

Brownfield Cleanup Program Application Requestor Information

Part A Section I. Attachment 1

The anticipated working address for the Site is 17-01 Redfern Avenue; however, this has not been finalized. The development Site consists of 16 tax lots situated on tax block 15537. These Site includes Lots 46, 50, 51, 53, 54, 55, 56, 57, 58, 59, 60, 112, 128, 130 and portions of Lot 1 and 63. The Site located in the Far Rockaway section of Queens, New York and is bound by Redfern Avenue to the west, Central Avenue to the east, Lot 1 to the south, Bayport Place to the north of Lot 112, Verizon building (located along Bayport Place) to the north of Lots 112 and 128, vacant land to the north of Lot 1 and a commercial building to the north of Lot 63. The Site occupies an area totaling 2.86 acres or approximately 124,574 square feet and is currently vacant.

Requestor

The requestor is an affiliate of Phipps Houses, the sponsor and developer of the Rockaway Village Phase 3 project. The sole member of Redfern FRP LLC is Phipps Houses. Neither the requestor nor Phipps Houses is related to Mott Center LLC, the fee owner of the subject land, or any prior owner or of the land or party that operated on the land. The requestor currently owns Lots 53, 54, 56, 57, 58, and 63 and will convey the lots it owns to the ground lessor and amend the ground lease to include these lots.

Phipps Houses is a not-for-profit and does not have owners. The offices of Phipps Houses are:

Adam Weinstein – President

Brian Bricker – Treasurer

J. Robert Piggott – Secretary

Michael Wadman – Vice President

Matthew Kelly – Vice President

The contact for Phipps Houses is:

Matthew Kelly

902 Broadway, 13th Floor

New York, NY 10028

212-243-9090

The remaining portions of the Site (Lots 1, 46, 50, 51, 55, 59, 60, 112, 128, and 130) are currently owned by:

Mott Center LLC

c/o Estate of Rita Stark

198-10 Jamaica Avenue

Hollis, NY 11423

Attn: Elizabeth Farrell

Phone: (718) 465-3600

FAR ROCKAWAY PROJECT—PHASE 3 DEVELOPMENT

Brownfield Cleanup Program Application Requestor Information

Part A Section I. Attachment 1

Document Certification

Professional Engineer:

Karen G. Tyll, P.E.
Tyll Engineering and Consulting, PC
169 Commack Road, Suite H173
Commack, New York 11725
(631) 629-5373 Office
(631) 664-6477
Email: Karen@tyllengineering.com

Qualified Environmental Professional:

Jason T. Cooper, PG 000152
CA RICH Consultants, Inc
17 Dupont Street
Plainview NY, 11803
Office: 516-576-8844
Cell: 516-833-2535
Email: JCooper@carichinc.com

Remedial Party:

Redfern FRP LLC
c/o Matthew Kelly
Phipps Houses
902 Broadway, 13th Floor
New York, NY 10028
Email: MKelly@phippsny.org
Phone: (646) 388-8290

Site Owner:

Mott Center LLC
c/o Estate of Rita Stark
198-10 Jamaica Avenue
Hollis, NY 11423
Attention: Elizabeth Farrell
Phone: (718) 465-3600

See Appendix A for Requestor information including the NYS Department of State Database, the metes and bounds of the proposed site boundary, and the access letter.

**FAR ROCKAWAY PROJECT—PHASE 3
DEVELOPMENT**

**Brownfield Cleanup Program Application
Project Description and Schedule**

**Part A Section II.
Attachment 2**

Far Rockaway Project—Phase 3 Development

Brownfield Cleanup Program Application Project Description and Schedule

Part A Section II. Attachment 2

The Site is located between Dr. Ed Williams Way, a to-be constructed private road (south) and an active BCP site No. C241224; Redfern Avenue (west); Central Avenue (east); and undeveloped land (north). Currently the Site consists of vacant land and contains construction office trailers. The Site is used for the construction of equipment and materials related to the adjacent BCP (Site No C241224) construction site.

The Site is located in Queens County and is identified as New York City Tax Block 15537, Lots 46, 50, 51, 53, 54, 55, 56, 57, 58, 59, 60, 112, 130, 128, portion of Lot 1, and portion of Lot 63. The area is currently serviced with municipal sewers and water. The Site is located in a well-developed, mixed-use residential/commercial section of Queens, New York. The Site is zoned for residential, commercial use and community facility uses. The Site is located in a New York State Empire Zone.

Under the Brownfield Cleanup Program, the Volunteer plans to remediate the Site for the development of three newly constructed buildings that will include a total of approximately 560,848 square feet of residential space (545 units), approximately 4,107 square feet of commercial/community facility space, approximately 6,858 square feet of community facility space and 142 parking spaces in a below-grade garage. The proposed buildings range in height from four to 15 stories, with the lowest heights along Redfern Avenue and the tallest building heights on the interior of the Site along newly created streets.

It should be noted that this proposed BCP Site is part of a larger development and is known and often referred to as "Phase Three." The larger development will be completed in four or more phases. Based on the timing of the proposed development schedule other phases are not included as part of this BCP Application. Phases 1 is included in the BCP as Site No. C241224 and Phase 2 is included in the New York City Office of Environmental Remediation Voluntary Cleanup Program under Site No. 19TMP1814Q. Future phases plan to enter the program at a later date.

The anticipated excavation depth for the new development will be between an estimated 9-16 feet below grade in areas of the building footprint and 3-5 feet below grade in the side rear yards. The site is zoned R7-1/C2-4 which permits residential, community facility and commercial uses. The Site currently holds several vacant single-family houses and a vacant commercial building and, therefore, will require demolition.

The anticipated start date of the remedial program is January 2020 to implement RAWP approved activities. It is anticipated to have the Certificate of Completion by December 2022.

The proposed building plans are included in Appendix B. The Phase II Reports (CA RICH Phase I ESA, August 2016; CA RICH Phase II ESA, September 2016; CA RICH Spill Closure Letter, March 2017, CA RICH Supplemental Phase II ESA March 2019; and CA RICH Phase I ESA, May 2020) are attached as Appendix C.

FAR ROCKAWAY PROJECT—PHASE 3 DEVELOPMENT

**Brownfield Cleanup Program Application
Property's Environmental History**

**Part A Section III.
Attachment 3**

Far Rockaway Project—Phase 3 Development

Brownfield Cleanup Program Application Property's Environmental History

Part A Section III. Attachment 3

Question # 1 Reports

Previous environmental reports have been prepared for the Site. These are attached and include the following:

1. CA RICH Consultants, Inc., Phase I Environmental Site Assessment, Far Rockaway Development Site, Queens NY, August 2016.
2. CA RICH Consultants, Inc., Phase II Environmental Site Assessment, Far Rockaway Development Site, Queens NY, September 2016.
3. CA RICH Consultants, Inc., Spill Summary Letter, Spill Number 1610508, 1629 Redfern Avenue, Far Rockaway, NY, March 2017.
4. CA RICH Consultants, Inc., Phase I Environmental Site Assessment, Far Rockaway Development Site—Phase 3, Queens, NY 11691, January 2019.
5. CA RICH Consultants, Inc., Supplemental Phase II Site Assessment, Phase 3 Development, Far Rockaway Development, Queens NY, March 2019.
6. CA RICH Consultants, Inc., Phase I Environmental Site Assessment, Far Rockaway Development Site – Phase 3, Queens, NY 11691, June 2019
7. CA RICH Consultants, Inc., Phase I Environmental Site Assessment, Far Rockaway Development Site – Phase 3, Queens, NY 11691, May 2020
8. CA RICH Consultants, Inc., Remedial Investigation Report, Phase 3 Development, Far Rockaway, Queens NY, May 2020 (submitted with this BCP Application).

The above-mentioned reports are provided in electronic format in the attached CD-ROM or flash drive and are included as part of Appendix C.

Question # 2 Sampling Data: The sampling data collected from this Site is included in the below listed reports.

- CA RICH Consultants, Inc., Phase II Environmental Site Assessment, Far Rockaway Development Site, Queens NY, September 2016.
- CA RICH Consultants, Inc., Spill Summary Letter, Spill Number 1610508, 1629 Redfern Avenue, Far Rockaway, NY, March 2017.
- CA RICH Consultants, Inc., Supplemental Phase II Investigation, Phase 3 Development, Far Rockaway, Queens NY, March 2019.
- CA RICH Consultants, Inc., Remedial Investigation Report, Phase 3 Development, Far Rockaway, Queens NY, May 2020 (submitted with this BCP Application).

All data is provided in the reports on the enclosed CD in Appendix C.

Known Contaminants:

The highest concentration of each compound is listed for each matrix along with the sample location and depth for the Phase II's completed by CA RICH in 2016 and 2019.

Soil

VOCs—No detections above Restricted Residential Soil Cleanup Objectives

SVOCs

Benzo(a)anthracene in SB-4 from 10-11 feet below grade at a concentration of 33,000 ppb
Benzo(a)pyrene in SB-4 from 10-11 feet below grade at a concentration of 27,000 ppb
Benzo(b)fluoranthene in SB-4 from 10-11 feet below grade at a concentration of 22,000 ppb
Benzo(k)fluoranthene in SB-4 from 10-11 feet below grade at a concentration of 19,000 ppb
Chrysene in SB-4 from 10-11 feet below grade at a concentration of 30,000 ppb
Dibenzo(a,h)anthracene in SB-4 from 10-11 feet below grade at a concentration of 4,900 ppb
Indeno(1,2,3-c,d)pyrene in SB-4 from 10-11 feet below grade at a concentration of 20,000 ppb

Pesticides

Gamma-BHC in SB-4 from 0-2 and 10-11 feet below grade at a concentration of 200 ppb
4,4'-DDE in SB-9 from 0-2 feet below grade at a concentration of 4.2 ppb
4,4'-DDT in GB-3 from 0-2 feet below grade at a concentration of 4.0 ppb

PCBs—No detections above Restricted Residential Use Soil Cleanup Objectives

Metals

Copper in GB-3 from 0-2 feet below grade at a concentration of 86 ppm
Lead in GB-3 from 0-2 feet below grade at a concentration of 522 ppm
Mercury in GB-3 from 0-2 feet below grade at a concentration of 0.807 ppm
Zinc in GB-3 from 0-2 feet below grade at a concentration of 387 ppm

Soil Vapor

Selected soil vapor compounds are listed along with the highest detected concentration and location
Tetrachloroethene in SV-4 at a concentration of 180 ug/m³ (March 2019)
Trichloroethene--No detections
1,1,1-TCA in SV-3 at a concentration of 3.86 ug/m³ (March 2019)
cis-1,2-DCE--No detections
Carbon Tetrachloride--No detections
Vinyl Chloride--No detections
1,1-DCE--No detections
Methylene Chloride in SV-4 at a concentration of 4.17 ug/m³ (March 2019)
Benzene in SV-2 at a concentration of 35.5 ug/m³ (March 2019)
Toluene in SV-4 at a concentration of 121 ug/m³ (September 2016)
Ethylbenzene in SV-4 at a concentration of 25.5 ug/m³ (September 2016)
Total Xylenes in SV-4 at a concentration of 132.6 ug/m³ (September 2016)
Methane in SV-5 at a concentration of 3.08 ppmv (September 2016)

Groundwater

VOCs

Methylene chloride in GB-3 at a concentration of 8.6 ppb
MTBE in SB-5/GW-5 at a concentration of 43 ppb

SVOCs

Pesticides

Hexachlorobenzene in SB-5/GW-5 at a concentration of 0.04 ppb

PCBs

Aroclor 1254 in GB-3 at a concentration of 0.19 ppb

Metals

Arsenic in SB-3/GW-3 at a concentration of 0.31 ppm
Chromium in SB-3/GW-3 at a concentration of 1.41 ppm
Copper in SB-3/GW-3 at a concentration of 0.503 ppm
Iron in SB-4/GW-4 at a concentration of 298 ppm
Lead in SB-2/GW-2 at a concentration of 0.229 ppm
Magnesium in SB-2/GW-2 at a concentration of 42.4 ppm
Manganese in SB-3/GW-3 at a concentration of 10.7 ppm
Mercury in SB-3/GW-3 at a concentration of 0.00116 ppm
Nickel in SB-4/GW-4 at a concentration of 0.298 ppm
Thallium in SB-3/GW-3 at a concentration of 0.0097 ppm
Selenium in SB-2/GW-2 at a concentration of 0.0152 ppm
Sodium in GB-3 at a concentration of 23.6 ppm

The highest concentration of each compound is listed for each matrix along with the sample location and depth for the RIR completed in 2020. Soil samples are noted with their respective sampling depths in parenthesis.

Soil

VOCs

Acetone in MW-5/GW-5 (19-20') was detected at a concentration of 14 ppm.

SVOCs

Benzo(a)anthracene in SB-6 (0-2') at a concentration of 1.6 ppm
Benzo(a)pyrene in SB-6 (0-2') at a concentration of 1.6 ppm
Benzo(b)fluoranthene in SB-6 (0-2') at a concentration of 1.9 ppm
Chrysene in SB-6 (0-2') at a concentration of 1.6 ppm
Dibenzo(a,h)anthracene in SB-5 (0-2') at a concentration of 0.34 ppm
Indeno(1,2,3-c,d)pyrene in SB-6 (0-2') at a concentration of 0.99 ppm

Pesticides

4,4'-DDE in SB-8 (0-2') at a concentration of 0.00629 ppm
4,4'-DDT in SB-9 (0-2') at a concentration of 0.0497 ppm
Dieldrin in SB-21 (0-2') at a concentration of 0.0141 ppm

PCBs

Aroclor 1248 in SB-21 (0-2') at a concentration of 0.29 ppm
Aroclor 1254 in SB-21 (0-2') at a concentration of 0.332 ppm
Aroclor 1260 in SB-21 (0-2') at a concentration of 0.104 ppm

Metals

Arsenic in SB-7 (5-7') at a concentration of 57.6 ppm
Copper in SB-17 (0-2') at a concentration of 72.7 ppm
Lead in SB-18 (0-2') at a concentration of 552 ppm
Mercury in SB-5 (0-2') at a concentration of 0.386 ppm
Zinc in SB-18 (0-2') at a concentration of 887 ppm

PFAS

The majority of the soil samples collected detected PFAS at an estimated concentration (laboratory J qualifier). A few sample locations did not exhibit any PFAS detections and they are identified as GW-2 (14-15'), GW-6 (17-18'), SV-1 (7-8'), SV-5 (7-8'), SB-6 (15-16'), SB-12 (0-2'), SB-12 (19-20'), SB-16 (14-15'), and SB-19 (5-7').

Soil Vapor

Selected soil vapor compounds are listed along with the highest detected concentration and location. The soil vapor samples were all collected from a depth of approximately 8-feet below grade.

Acetone in SV05 at a concentration of 1,560 ug/m³.
Tetrachloroethene in SV-7 at a concentration of 746 ug/m³
Trichloroethene--No detections
1,1,1-TCA—Not detections
cis-1,2-DCE--No detections
Carbon Tetrachloride--No detections
Vinyl Chloride--No detections
1,1-DCE--No detections
Methylene Chloride in SV-3 at a concentration of 2.21 ug/m³
Benzene in SV-3 at a concentration of 51.4 ug/m³
Toluene in SV-3 at a concentration of 257ug/m³
Ethylbenzene in SV-6 at a concentration of 12.3 ug/m³
Total Xylenes in SV-6 at a concentration of 70.7 ug/m³

Groundwater

VOCs

Tetrachloroethylene in MW-7/GW-7 at a concentration of 5.9 ppb

SVOCs

Benzo(a)anthracene in MW-7/GW-7 at a concentration of 0.05 J ppb
Benzo(a)pyrene in MW-7/GW-7 at a concentration of 0.04 J ppb
Benzo(b)fluoranthene in MW-7/GW-7 at a concentration of 0.07 J ppb
Benzo(k)fluoranthene in MW-7/GW-7 at a concentration of 0.02 J ppb
Chrysene in MW-2/GW-2 and MW-7/GW-7 at a concentration of 0.03 J ppb
Indeno (1,2,3-cd) in MW-2/GW-2 and MW-3/GW-3 at a concentration of 0.02 J ppb

PCBs

No PCBs were found to exceed TOGS guidance values

Pesticides

Dieldrin in MW-1/GW-1 at a concentration of 0.015 J ppb
Chlordane in MW-1/GW-1 at a concentration of 0.532 ppb

Metals

Iron in MW-3/GW-3 at a concentration of 2470 ppb

PFAS

Perfluorobutanoic Acid (PFBA) in MW-7/GW-7 at a concentration of 0.0267 ug/L
Perfluoropentanoic Acid (PFPeA) in MW-7/GW-7 at a concentration of 0.0722 ug/L
Perfluorobutanesulfonic Acid (PFBS) in MW-3/GW-3 at a concentration of 0.015 ug/L
Perfluorohexanoic Acid (PFHxA) in MW-7/GW-7 at a concentration of 0.101 ug/L
Perfluoroheptanoic Acid (PFHpA) in MW-5/GW-5 at a concentration of 0.03 ug/L
Perfluorohexanesulfonic Acid (PFHxS) in MW-7/GW-7 at a concentration of 0.00871 ug/L
Perfluorooctanoic Acid (PFOA) in MW-7/GW-7 at a concentration of 0.172 ug/L
Perfluoroheptanesulfonic Acid (PFHpS) in MW-7/GW-7 at a concentration of 0.00499 ug/L
Perfluorononanoic Acid (PFNA) in MW-1/GW-1 at a concentration of 0.0112 ug/L
Perfluorooctanesulfonic Acid (PFOS) in MW-2/GW-2 at a concentration of 0.0618 ug/L
Perfluorodecanoic Acid (PFDA) in MW-1/GW-1 at a concentration of 0.00339 ug/L
1H,1H,2H,2H-Perfluorooctanesulfonic Acid (6:2FTS) in MW-7/GW-7 at a concentration of 0.0029 ug/L

Based on the proposed development, the contamination requires remediation because detected contaminants exceeded the Unrestricted Use Soil Cleanup Objectives and detection of VOCs and petroleum hydrocarbons in the soil vapor.

Known or Suspected Sources of Contamination:

1. According to the Sanborn Fire Insurance Maps the past usage of the site is the following: by 1890 the site being part of the Long Island Rail Road (LIRR), which included a railroad yard, depot and one track line. By 1895 the LIRR appears to have increased its usage of the site by adding multiple lines, multiple coal bins, pumps, engine rooms, oil house, freight depot and associated tank. The 1912 Sanborn map indicates additional track lines and a garage with an underground storage tank. In 1981 the Rockaway Shopping Center is denoted near the center of the proposed development site and by 1985 all denotations made to the LIRR are gone. The past usage, according to the Sanborn maps does indicate a source of contamination. There are no additional records for the former tanks, soil removals, or remediation from the LIRR demolition.
2. The property was previously utilized by the LIRR as indicated in the New York City Department of Buildings' (NYCDOB) Certificate of Occupancy. In addition, the NYCDOB records indicate that the LIRR applied to store combustibles on Site.
3. According to the City Directory searched for the Site, historical usage was various commercial and residential businesses. Notable listings include wastepaper facility and recycling center at 16-29 Redfern Avenue.
4. Phase I for August 2016 identified the address 16-29 Redfern Avenue was used by Devon On Site Repair Inc., which serviced school buses.

Question # 3 Medium Site Drawings

For each impacted medium a figure showing the sample location, date of sampling event, and key contaminants exceeding their guidance values are listed below and included in Appendix D.

Map of Soil Chemistry Exceedances from the Phase II's dated 2016 and 2019 (Figure 9)

Map of Groundwater Chemistry Exceedances from the Phase II's dated 2016 and 2019 (Figure 10)

Map of Soil Vapor and Indoor Air Chemistry Results from the Phase II dated 2019 (Figure 11)

Map of Soil Chemistry Exceedances from the RIR dated 2020 (Figure 12)

Map of PFAS and 1,4-Dioxane in Soil from the RIR dated 2020 (Figure 13)

Map of Groundwater Chemistry Exceedances from the RIR dated 2020 (Figure 14)

Map of PFAS and 1,4-Dioxane in Groundwater from the RIR dated 2020 (Figure 15)

Map of Soil Vapor Chemistry Results from the RIR dated 2019 (Figure 16)

FAR ROCKAWAY PROJECT—PHASE 3 DEVELOPMENT

**Brownfield Cleanup Program Application
Property Information**

**Part A Section IV.
Attachment 4**

Far Rockaway Project—Phase 3 Development

Brownfield Cleanup Program Application Property's Information

Part A Section IV. Attachment 4

Proposed Site Name: Far Rockaway Project—Phase 3 Development

Address/Location: The current working address is 17-01 Redfern Avenue, Far Rockaway, Queens, NY 11691

County: Queens

Latitude: 40 Degrees, 36 Minutes, 23.74 Seconds

Longitude: 73 Degrees, 45 Minutes, 10.50 Seconds

Tax Map Information:

The current working address for the Site 17-01 Redfern Avenue, Far Rockaway, Queens, New York 11691; however, numerous other addresses are included within this Site. The address along with the Lot numbers are listed below. All lots are part of Block 15537.

Lots

46 – No address listed. This lot is located on the east side of Redfern Avenue between Birdsall Avenue to the north and Dix Avenue to the south. Property is currently a vacant lot.

50 – 17-27 Redfern Avenue

51 – 17-25 Redfern Avenue

53 – 17-21 Redfern Avenue

54 – 17-19 Redfern Avenue

55 – 17-17 Redfern Avenue

56 – 17-15 Redfern Avenue

57 – 17-11 Redfern Avenue

58 – 17-09 Redfern Avenue

59 – No address listed, but would likely be located at 17-07 Redfern Avenue. This lot is located on the east side of Redfern Avenue and slightly south of Birdsall Avenue. Property is currently a vacant lot with a concrete block wall along the northern boundary.

60 – 17-01 Redfern Avenue

112 – No address listed, but would likely be located at 13-25 Bayport Place. This lot is located on the south side of Bayport Place and slightly west of Augustina Avenue. Property is currently a vacant lot with vegetation.

128 – 15-08 and 15-10 Central Avenue

130 – No address listed. This lot is located on the west side of Central Avenue and slightly south of Bayport Place. Property is currently a vacant lot with vegetation.

Portion of Lot 1 – 20-02 Mott Avenue

Portion of Lot 63 – 16-29 Redfern Avenue

Site Acreage: 2.86

Note: All of the lots and portions of lots mentioned above are planned for lot consolidation. At this time the proposed lot number has not been assigned.

Question 1: Yes, no further information required. Metes and Bounds are included in Appendix A.

Question 2: Property Maps are attached in the Figures section.

Maps attached:

- Figure 1 Property Location Map
- Figure 2 County Tax map
- Figure 3 Site Survey
- Figure 4 Topographic Map
- Figure 5 Property Base Map
- Figure 6 Zoning Map
- Figure 7 Land Use Map

Question 3-9: Answered on application

Question 10: Property Description and Environmental Assessment

Location- The Site is located in a well-developed area consisting of a mixed-use of commercial and residential buildings. The working address for the Site is 17-01 Redfern Avenue, Far Rockaway New York 11691. The Site fronts Redfern Avenue along the western boundary, Bayport Place along the northeastern boundary, and Central Avenue along the eastern boundary. The Site is bound by vacant land and buildings to the north and an asphalt-parking lot to the south (Phase I Development for Site No. C241224). There is a church located along Redfern Avenue to the southwest. The Property is located approximately ½ mile west of the Nassau Expressway and approximately ¾-mile north of Seagirt Boulevard. Major thoroughfares include The Nassau Expressway ½ mile from of the subject Property and Cross Bay Boulevard is located approximately 1-mile East of the subject Property.

Site Features- The Site does not contain any structures. At this time, access to the Site can be obtained from Redfern Avenue, Bayport Place, and Nameoke Avenue.

Current Zoning and Land Use – The Site is not occupied for any purposes at this time. According to the NYC OASIS database, the current zoning designations are R7-1/C2-4, which is a commercial district that also allows residential uses., a heavy commercial district that does not permit residential use. The Site will undergo change of zoning to accommodate the proposed use.

Past Uses of the Site

1. According to the Sanborn Fire Insurance Maps the past usage of the Site is the following: by 1890 the Site being part of the Long Island Rail Road (LIRR), which included a railroad yard, depot and one track line. By 1895 the LIRR appears to have increased its usage of the Site by adding multiple lines, multiple coal bins, pumps, engine rooms, oil house, freight depot and associated tank. The 1912 Sanborn map indicates additional track lines and a garage with an underground storage tank. In 1981 the Rockaway Shopping Center is denoted near the center of the proposed development Site and by 1985 all denotations made to the LIRR are gone. The past usage, according to the Sanborn maps does indicate a source of contamination. There are no additional records for the former tanks, soil removals, or remediation from the LIRR demolition.
2. The property was previously utilized by the LIRR as indicated in the New York City Department of Buildings' (NYCDOB) Certificate of Occupancy. In addition, the NYCDOB records indicate that the LIRR applied to store combustibles on Site.

3. According to the City Directory searched for the Site, historical usage was various commercial and residential businesses. Notable listings include wastepaper facility and recycling center at 16-29 Redfern Avenue.
4. Phase I from August 2016 identified the address 16-29 Redfern Avenue was used by Devon On Site Repair Inc., which serviced school buses.

Site Geology and Hydrogeology – The elevation of the property ranges from 5-20 feet above mean sea level. The depth to groundwater is approximately 18 to 23 feet below surface grade. The groundwater flow is generally northerly towards Motts' Basin.

Underlying groundwater in this area of the Queens is not used for potable supply purposes. New York City currently utilizes upstate reservoirs for its municipal water supply. As the underlying groundwater is not used for potable supply purposes, no potable resources appear to be threatened by local groundwater contamination.

According to maps and reports published by the United States Geological Survey (USGS), the Property underlain by glaciofluvial deposits of Upper Cretaceous and/or Quaternary age consisting of sand, silt, clay gravel, cobbles and boulders. These deposits rest unconformably on crystalline bedrock of early Paleozoic and/or Precambrian age.

Environmental Site Assessment – The primary contaminants of concern for the site include the following:

Known Contaminants:

The highest concentration of each compound is listed for each matrix along with the sample location and depth for the Phase II's completed in 2016 and 2019.

Soil

VOCs—No detections above Restricted Residential Soil Cleanup Objectives

SVOCs

Benzo(a)anthracene in SB-4 from 10-11 feet below grade at a concentration of 33,000 ppb
Benzo(a)pyrene in SB-4 from 10-11 feet below grade at a concentration of 27,000 ppb
Benzo(b)fluoranthene in SB-4 from 10-11 feet below grade at a concentration of 22,000 ppb
Benzo(k)fluoranthene in SB-4 from 10-11 feet below grade at a concentration of 19,000 ppb
Chrysene in SB-4 from 10-11 feet below grade at a concentration of 30,000 ppb
Dibenzo(a,h)anthracene in SB-4 from 10-11 feet below grade at a concentration of 4,900 ppb
Indeno(1,2,3-c,d)pyrene in SB-4 from 10-11 feet below grade at a concentration of 20,000 ppb

Pesticides

Gamma-BHC in SB-4 from 0-2 and 10-11 feet below grade at a concentration of 200 ppb
4,4'-DDE in SB-9 from 0-2 feet below grade at a concentration of 4.2 ppb
4,4'-DDT in GB-3 from 0-2 feet below grade at a concentration of 4.0 ppb

PCBs—No detections above Restricted Residential Use Soil Cleanup Objectives

Metals

Copper in GB-3 from 0-2 feet below grade at a concentration of 86 ppm
Lead in GB-3 from 0-2 feet below grade at a concentration of 522 ppm
Mercury in GB-3 from 0-2 feet below grade at a concentration of 0.807 ppm
Zinc in GB-3 from 0-2 feet below grade at a concentration of 387 ppm

Soil Vapor

Selected soil vapor compounds are listed along with the highest detected concentration and location

Tetrachloroethene in SV-4 at a concentration of 180 ug/m³ (March 2019)

Trichloroethene--No detections

1,1,1-TCA in SV-3 at a concentration of 3.86 ug/m³ (March 2019)

cis-1,2-DCE--No detections

Carbon Tetrachloride--No detections

Vinyl Chloride--No detections

1,1-DCE--No detections

Methylene Chloride in SV-4 at a concentration of 4.17 ug/m³ (March 2019)

Benzene in SV-2 at a concentration of 35.5 ug/m³ (March 2019)

Toluene in SV-4 at a concentration of 121 ug/m³ (September 2016)

Ethylbenzene in SV-4 at a concentration of 25.5 ug/m³ (September 2016)

Total Xylenes in SV-4 at a concentration of 132.6 ug/m³ (September 2016)

Methane in SV-5 at a concentration of 3.08 ppmv (September 2016)

Groundwater

VOCs

Methylene chloride in GB-3 at a concentration of 8.6 ppb

MTBE in SB-5/GW-5 at a concentration of 43 ppb

SVOCs

Pesticides

Hexachlorobenzene in SB-5/GW-5 at a concentration of 0.04 ppb

PCBs

Aroclor 1254 in GB-3 at a concentration of 0.19 ppb

Metals

Arsenic in SB-3/GW-3 at a concentration of 0.31 ppm

Chromium in SB-3/GW-3 at a concentration of 1.41 ppm

Copper in SB-3/GW-3 at a concentration of 0.503 ppm

Iron in SB-4/GW-4 at a concentration of 298 ppm

Lead in SB-2/GW-2 at a concentration of 0.229 ppm

Magnesium in SB-2/GW-2 at a concentration of 42.4 ppm

Manganese in SB-3/GW-3 at a concentration of 10.7 ppm

Mercury in SB-3/GW-3 at a concentration of 0.00116 ppm

Nickel in SB-4/GW-4 at a concentration of 0.298 ppm

Thallium in SB-3/GW-3 at a concentration of 0.0097 ppm

Selenium in SB-2/GW-2 at a concentration of 0.0152 ppm

Sodium in GB-3 at a concentration of 23.6 ppm

The highest concentration of each compound is listed for each matrix along with the sample location and depth for the RIR completed in 2020. Soil samples are noted with their respective sampling depths in parenthesis.

Soil

VOCs

Acetone in MW-5/GW-5 (19-20') was detected at a concentration of 14 ppm.

SVOCs

Benzo(a)anthracene in SB-6 (0-2') at a concentration of 1.6 ppm

Benzo(a)pyrene in SB-6 (0-2') at a concentration of 1.6 ppm

Benzo(b)fluoranthene in SB-6 (0-2') at a concentration of 1.9 ppm

Chrysene in SB-6 (0-2') at a concentration of 1.6 ppm

Dibenzo(a,h)anthracene in SB-5 (0-2') at a concentration of 0.34 ppm
Indeno(1,2,3-c,d)pyrene in SB-6 (0-2') at a concentration of 0.99 ppm

Pesticides

4,4'-DDE in SB-8 (0-2') at a concentration of 0.00629 ppm
4,4'-DDT in SB-9 (0-2') at a concentration of 0.0497 ppm
Dieldrin in SB-21 (0-2') at a concentration of 0.0141 ppm

PCBs

Aroclor 1248 in SB-21 (0-2') at a concentration of 0.29 ppm
Aroclor 1254 in SB-21 (0-2') at a concentration of 0.332 ppm
Aroclor 1260 in SB-21 (0-2') at a concentration of 0.104 ppm

Metals

Arsenic SB-7 (5-7') at a concentration of 57.6 ppm
Copper in SB-17 (0-2) at a concentration of 72.7 ppm
Lead SB-18 (0-2') at a concentration of 552 ppm
Mercury in SB-5 (0-2') at a concentration of 0.386 ppm
Zinc in SB-18 (0-2') at a concentration of 887 ppm

PFAS

The majority of the soil samples collected detected PFAS at an estimated concentration (laboratory J qualifier). A few sample location did not exhibit any PFAS detections and they are identified as GW-2 (14-15'), GW-6 (17-18'), SV-1 (7-8'), SV-5 (7-8'), SB-6 (15-16'), SB-12 (0-2'), SB-12 (19-20'), SB-16 (14-15'), and SB-19 (5-7').

Soil Vapor

Selected soil vapor compounds are listed along with the highest detected concentration and location. The soil vapor samples were all collected from a depth of approximately 8-feet below grade.

Acetone in SV05 at a concentration of 1,560 ug/m³.
Tetrachloroethene in SV-7 at a concentration of 746 ug/m³
Trichloroethene--No detections
1,1,1-TCA--Not detections
cis-1,2-DCE--No detections
Carbon Tetrachloride--No detections
Vinyl Chloride--No detections
1,1-DCE--No detections
Methylene Chloride in SV-3 at a concentration of 2.21 ug/m³
Benzene in SV-3 at a concentration of 51.4 ug/m³
Toluene in SV-3 at a concentration of 257ug/m³
Ethylbenzene in SV-6 at a concentration of 12.3 ug/m³
Total Xylenes in SV-6 at a concentration of 70.7 ug/m³

Groundwater

VOCs

Tetrachloroethylene in MW-7/GW-7 at a concentration of 5.9 ppb

SVOCs

Benzo(a)anthracene in MW-7/GW-7 at a concentration of 0.05 J ppb
Benzo(a)pyrene in MW-7/GW-7 at a concentration of 0.04 J ppb
Benzo(b)fluoranthene in MW-7/GW-7 at a concentration of 0.07 J ppb
Benzo(k)fluoranthene in MW-7/GW-7 at a concentration of 0.02 J ppb
Chrysene in MW-2/GW-2 and MW-7/GW-7 at a concentration of 0.03 J ppb
Indeno (1,2,3-cd) in MW-2/GW-2 and MW-3/GW-3 at a concentration of 0.02 J ppb

PCBs

No PCBs were found to exceed TOGS guidance values

Pesticides

Dieldrin in MW-1/GW-1 at a concentration of 0.015 J ppb

Chlordane in MW-1/GW-1 at a concentration of 0.532 ppb

Metals

Iron in MW-3/GW-3 at a concentration of 2470 ppb

PFAS

Perfluorobutanoic Acid (PFBA) in MW-7/GW-7 at a concentration of 0.0267 ug/L

Perfluoropentanoic Acid (PFPeA) in MW-7/GW-7 at a concentration of 0.0722 ug/L

Perfluorobutanesulfonic Acid (PFBS) in MW-3/GW-3 at a concentration of 0.015 ug/L

Perfluorohexanoic Acid (PFHxA) in MW-7/GW-7 at a concentration of 0.101 ug/L

Perfluoroheptanoic Acid (PFHpA) in MW-5/GW-5 at a concentration of 0.03 ug/L

Perfluorohexanesulfonic Acid (PFHxS) in MW-7/GW-7 at a concentration of 0.00871 ug/L

Perfluorooctanoic Acid (PFOA) in MW-7/GW-7 at a concentration of 0.172 ug/L

Perfluoroheptanesulfonic Acid (PFHpS) in MW-7/GW-7 at a concentration of 0.00499 ug/L

Perfluorononanoic Acid (PFNA) in MW-1/GW-1 at a concentration of 0.0112 ug/L

Perfluorooctanesulfonic Acid (PFOS) in MW-2/GW-2 at a concentration of 0.0618 ug/L

Perfluorodecanoic Acid (PFDA) in MW-1/GW-1 at a concentration of 0.00339 ug/L

1H,1H,2H,2H-Perfluorooctanesulfonic Acid (6:2FTS) in MW-7/GW-7 at a concentration of 0.0029 ug/L

Based on the proposed development, the contamination requires remediation because detected contaminants exceeded the Unrestricted Use Soil Cleanup Objectives and detection of VOCs and petroleum hydrocarbons in the soil vapor.

**FAR ROCKAWAY PROJECT—PHASE 3
DEVELOPMENT**

**Brownfield Cleanup Program Application
Additional Requestor Information**

**Part B Section V.
(see application)**

**FAR ROCKAWAY PROJECT—PHASE 3
DEVELOPMENT**

**Brownfield Cleanup Program Application
Current Property Owner/Operator Information**

**Part B Section VI.
Attachment 5**

Far Rockaway Project—Phase 3 Development

**Brownfield Cleanup Program Application
Current Property Owner/Operator Information**

**Part B Section VI.
Attachment 5**

County: Queens; Block: 15537

Lots: 46, 50, 51, 53, 54, 55, 56, 57, 58, 59, 60, 112, 128, 130, and portion of Lots 1 and 63.

Requestors

Redfern FRP LLC

902 Broadway, 13th Floor

New York, NY 10028

Attention: Matthew Kelly

Telephone Number: 212-243-9090

Relationship to Owner: None

Relationship to Operators: None

Current Property Ownership

Redfern FRP LLC

902 Broadway, 13th Floor

New York, NY 10028

Attention: Matthew Kelly

Telephone Number: 212-243-9090

Relationship to Owner: None

Relationship to Operators: None

<u>Lot</u>	<u>Date of Ownership</u>
53	2016 to present
54	2019 to present
56	2017 to present
57	2017 to present
58	2017 to present
60	2017 to present
Part of Lot 63	2019 to present

Mott Center LLC

c/o Estate of Rita Stark

198-10 Jamaica Avenue

Hollis, NY 11423

Attention: Elizabeth Farrell

Telephone Number: (718) 465-3600

Relationship: Owner

Relationship to Requestor: None

<u>Lot</u>	<u>Date of Ownership</u>
46	2017 to present
50	2017 to present
51	2017 to present
55	2017 to present

<u>Lot</u>	<u>Date of Ownership</u>
59	2017 to present
112	2017 to present
128	2017 to present
130	2017 to present
Part of Lot 1	2012 to present

Current Property Operators

Redfern FRP LLC

902 Broadway, 13th Floor

New York, NY 10028

Attention: Matthew Kelly

Telephone Number: 212-243-9090

Relationship to Owner: None

Relationship to Operators: None

<u>Lot</u>	<u>Date of Ownership</u>
53	2016 to present
54	2019 to present
56	2017 to present
57	2017 to present
58	2017 to present
60	2017 to present
Part of Lot 63	2019 to present

Mott Center LLC

c/o Estate of Rita Start

198-10 Jamaica Avenue

Hollis, NY 11423

Attention Elizabeth Farrell

Telephone Number: (718) 465-3600

Relationship: Owner

Relationship to Requestor: None

<u>Lot</u>	<u>Date of Ownership</u>
46	2017 to present
50	2017 to present
51	2017 to present
55	2017 to present
59	2017 to present
112	2017 to present
128	2017 to present
130	2017 to present
Part of Lot 1	2012 to present

Previous Property Ownership*	Dates
<u>Lot 46</u>	
Estate of Fred Stark Last known telephone number: (718) 465-3600 Last Known address: 198-10 Jamaica Ave, Hollis, NY 11423 Relationship to the Requestor: None	2017-2018
Fred Stark Last known telephone number: (718) 465-3600 Last Known address: 198-10 Jamaica Ave, Hollis, NY 11423 Relationship to the Requestor: None	1973-2017
Mary Spellman Last known telephone number: Unknown Last Known address: Unknown Relationship to the Requestor: None	Unknown-1973
<u>Lot 50</u>	
Estate of Fred Stark Last known telephone number: (718) 465-3600 Last Known address: 198-10 Jamaica Ave, Hollis, NY 11423 Relationship to the Requestor: None	2017-2018
Fred Stark Last known telephone number: (718) 465-3600 Last Known address: 198-10 Jamaica Ave, Hollis, NY 11423 Relationship to the Requestor: None	1973-2017
Mary Spellman Last known telephone number: Unknown Last Known address: Unknown Relationship to the Requestor: None	Unknown-1973
<u>Lot 51</u>	
Estate of Fred Stark Last known telephone number: (718) 465-3600 Last Known address: 198-10 Jamaica Ave, Hollis, NY 11423 Relationship to the Requestor: None	1917-2018
Fred Stark Last known telephone number: (718) 465-3600 Last Known address: 198-10 Jamaica Ave, Hollis, NY 11423 Relationship to the Requestor: None	1973 to 2017
Anna Kiskis Last known telephone number: Unknown Last Known address: Unknown Relationship to the Requestor: None	Unknown to 1973

Lot 53

1721 Redfern LLC 2016 to 2016
Last known telephone number: Unknown
Last Known address: Unknown
Relationship to the Requestor: None

Keren Amar 2005 to 2016
Last known telephone number: Unknown
Last Known address: Unknown
Relationship: Owner
Relationship to the Requestor: None

Brown, Fannye Pinkney (Trustee) 2000 to 2005
Last known telephone number: Unknown
Last Known address: Unknown
Relationship to the Requestor: None

Brown, Fannye Pinkney 2000 to 2000
Last known telephone number: Unknown
Last Known address: Unknown
Relationship to the Requestor: None

Cheryl Ann Brown Unknown to 2000
Last known telephone number: Unknown
Last Known address: Unknown
Relationship to the Requestor: None

Lot 54

Mohanie Sukhram 2007 to 2019
Last known telephone number: Unknown
Last Known address: Unknown
Relationship to the Requestor: None

Sayonara Cruz 2005 to 2007
Last known telephone number: Unknown
Last Known address: Unknown
Relationship to the Requestor: None

SFJV-2003-1 LLC 2004 to 2005
Last known telephone number: Unknown
Last Known address: Unknown
Relationship to the Requestor: None

Nicole Nelson 2003 to 2004
Last known telephone number: Unknown
Last Known address: Unknown
Relationship to the Requestor: None

Zed Development Inc. 2003 to 2003
Last known telephone number: Unknown
Last Known address: Unknown
Relationship to the Requestor: None

Tony Adams 2002 to 2003
Last known telephone number: Unknown
Last Known address: Unknown
Relationship to the Requestor: None

Josephine Barnett
Last known telephone number: Unknown
Last Known address: Unknown
Relationship to the Requestor: None
Unknown to 2002

Lot 55

Estate of Fred Stark
Last known telephone number: (718) 465-3600
Last Known address:
198-10 Jamaica Ave, Hollis, NY 11423
Relationship to the Requestor: None
2017-2018

Far Rockaway Development Corp
Last known telephone number: Unknown
Last Known address: Unknown
Relationship to the Requestor: None
1988 to 2017

Fred Stark
Last known telephone number: (718) 465-3600
Last Known address:
198-10 Jamaica Ave, Hollis, NY 11423
Relationship to the Requestor: None
1966 to 1988

Anthony Kiskis
Last known telephone number: Unknown
Last Known address: Unknown
Relationship to the Requestor: None
Unknown to 1966

Lot 56

Carolyn B. Terry
Last known telephone number: Unknown
Last Known address: Unknown
Relationship to the Requestor: None
2000 to 2017

Maggie Buckingham (ex/of)
Last known telephone number: Unknown
Last Known address: Unknown
Relationship to the Requestor: None
Unknown to 2000

Lot 57

Carolyn B. Terry
Last known telephone number: Unknown
Last Known address: Unknown
Relationship to the Requestor: None
2000 to 2017

Maggie Buckingham (ex/of)
Last known telephone number: Unknown
Last Known address: Unknown
Relationship to the Requestor: None
Unknown to 2000

Lot 58

Ramon Then 2005 to 2017
Last known telephone number: Unknown
Last Known address: Unknown
Relationship to the Requestor: None

Rosa Calderon 1997 to 2005
Last known telephone number: Unknown
Last Known address: Unknown
Relationship to the Requestor: None

Beluz C. Bardales 1995 to 1997
Last known telephone number: Unknown
Last Known address: Unknown
Relationship to the Requestor: None

Elisah Denton (Exec/Of) Unknown to 1995
Last known telephone number: Unknown
Last Known address: Unknown
Relationship to the Requestor: None

Lot 59

Estate of Fred Stark 2017-2018
Last known telephone number: (718) 465-3600
Last Known address:
198-10 Jamaica Ave, Hollis, NY 11423
Relationship to the Requestor: None

Fred Stark 1970 to 2017
Last known telephone number: (718) 465-3600
Last Known address:
198-10 Jamaica Ave, Hollis, NY 11423
Relationship to the Requestor: None

Samuel Ortner Unknown to 1970
Last known telephone number: Unknown
Last Known address: Unknown
Relationship to the Requestor: None

Lot 60

Redfern Realty, LLC 2004 to 2017
Last known telephone number: Unknown
Last Known address: Unknown
Relationship to the Requestor: None

Rubber2Gold, Inc. 2003 to 2004
Last known telephone number: Unknown
Last Known address: Unknown
Relationship to the Requestor: None

Coletta Properties, Inc 1983 to 2003
Last known telephone number: Unknown
Last Known address: Unknown
Relationship to the Requestor: None

Jack Coletta
Last known telephone number: Unknown
Last Known address: Unknown
Relationship to the Requestor: None
Unknown to 1983

Lot 112

Estate of Fred Stark
Last known telephone number: (718) 465-3600
Last Known address:
198-10 Jamaica Ave, Hollis, NY 11423
Relationship to the Requestor: None
Unknown to 2017

City of New York
Last known telephone number Unknown
Last Known address:
Commissioner of Finance, City of New York
City Hall, New York
Relationship to the Requestor: None
1987 to Unknown

Fred Stark
Last known telephone number: (718) 465-3600
Last Known address:
198-10 Jamaica Ave, Hollis, NY 11423
Relationship to the Requestor: None
1966 to 1987

Champagne Dora
Last known telephone number: Unknown
Last Known address: Unknown
Relationship to the Requestor: None
Unknown to 1966

Lot 128

Estate of Fred Stark
Last known telephone number: (718) 465-3600
Last Known address:
198-10 Jamaica Ave, Hollis, NY 11423
Relationship to the Requestor: None
Unknown to 2018

Fred Stark
Last known telephone number: (718) 465-3600
Last Known address:
198-10 Jamaica Ave, Hollis, NY 11423
Relationship to the Requestor: None
1966 to Unknown

Champagne Dora
Last known telephone number: Unknown
Last Known address: Unknown
Relationship to the Requestor: None
Unknown to 1966

Lot 130

Estate of Fred Stark
Last known telephone number: (718) 465-3600
Last Known address:
198-10 Jamaica Ave, Hollis, NY 11423
Relationship to the Requestor: None
Unknown to 2017

Fred Stark 1966 to Unknown
Last known telephone number: (718) 465-3600
Last Known address:
198-10 Jamaica Ave, Hollis, NY 11423
Relationship to the Requestor: None

Champagne Dora Unknown to 1966
Last known telephone number: Unknown
Last Known address: Unknown
Relationship to the Requestor: None

Portion of Lot 1

Rita Stark, Executrix Unknown to 2012
Last known telephone number: (718) 465-3600
Last Known address:
198-10 Jamaica Ave, Hollis, NY 11423
Relationship to the Requestor: None

Ex/Of Fred Stark 1988 to Unknown
Last known telephone number: (718) 465-3600
Last Known address:
198-10 Jamaica Ave, Hollis, NY 11423
Relationship to the Requestor: None

Fred Stark Far Rockaway Development Corp. 1966 to 1988
Last known telephone number: (718) 465-3600
Last Known address:
198-10 Jamaica Ave, Hollis, NY 11423
Relationship to the Requestor: None

City of New York Unknown to 1966
Last known telephone number: Unknown
Last Known address:
City Hall, Manhattan, New York
Relationship to the Requestor: None

Portion of Lot 63

Redfern Realty, LLC 2004 to 2017
Last known telephone number: Unknown
Last Known address: Unknown
Relationship to the Requestor: None

Rubber2Gold, Inc. 2003 to 2004
Last known telephone number: Unknown
Last Known address: Unknown
Relationship to the Requestor: None

Coletta Properties, Inc 1983 to 2003
Last known telephone number: Unknown
Last Known address: Unknown
Relationship to the Requestor: None

Jack Coletta Unknown to 1983
Last known telephone number: Unknown
Last Known address: Unknown
Relationship to the Requestor: None

These records are according to the New York City Department of Finance ACRIS database completed for the subject Property.

Additional information:

1. According to the Sanborn Fire Insurance Maps the past usage of the site is the following: by 1890 the site being part of the Long Island Rail Road (LIRR), which included a railroad yard, depot and one track line. By 1895 the LIRR appears to have increased its usage of the site by adding multiple lines, multiple coal bins, pumps, engine rooms, oil house, freight depot and associated tank. The 1912 Sanborn map indicates additional track lines and a garage with an underground storage tank. In 1981 the Rockaway Shopping Center is denoted near the center of the proposed development site and by 1985 all denotations made to the LIRR are gone. The past usage, according to the Sanborn maps does indicate a source of contamination. There are no additional records for the former tanks, soil removals, or remediation from the LIRR demolition.
2. The property was previously utilized by the LIRR as indicated in the New York City Department of Buildings' (NYCDOB) Certificate of Occupancy. In addition, the NYCDOB records indicate that the LIRR applied to store combustibles on Site.
3. According to the City Directory searched for the Site, historical usage was various commercial and residential businesses. Notable listings include wastepaper facility and recycling center at 16-29 Redfern Avenue.
4. Phase I for August 2016 identified the address 16-29 Redfern Avenue was used by Devon On Site Repair Inc., which serviced school buses.

Note:

New York City online records were researched in the development of this list. Applicable information such as Sanborn Maps, ACRIS searches, DOB records, etc. are provided as backup in Appendix E.

**FAR ROCKAWAY PROJECT—PHASE 3
DEVELOPMENT**

**Brownfield Cleanup Program Application
Requestor Eligibility Information**

**Part B Section VII.
Attachment 6**

Far Rockaway Project—Phase 3 Development

Brownfield Cleanup Program Application Requestor Eligibility Information

Part B Section VII. Attachment 6

The Requestor has entered into a ground lease in June 2018 with the owner of Lots 1, 46, 50, 51, 55, 59, 60, 112, 128, and 130. The Requestor owns Lots 53, 54, 56, 57, 58, and 63. (The Requestor will convey the lots it owns to the ground lessor and amend the ground lease to include those lots). The Requestor will have full access to the site for the required BCP activities. Requestor qualifies as volunteer because (i) it performed a Phase I environmental site assessment that satisfied the "All Appropriate Inquiry" requirements of 40 CFR 312 prior to taking title. Moreover (ii) all disposals of hazardous substances occurred prior to the date the Requestor acquired title; and (iii) the Requestor does not have any affiliation with any responsible party.

The Requestor has exercised appropriate care by implementing an investigation to determine the presence of contamination and has secured the site to prevent exposure to previously released hazardous substances. Additionally, in May 2019 and April 2020 CA RICH conducted site walk throughs during Phase I Investigation by a Qualified Environmental Professional. These walk throughs identified no evidence of ongoing hazardous substance disposal practices.

The Site is eligible for the BCP as the historical use of the site has caused contamination to the site in such a fashion as to complicate the redevelopment of the property. The applicant is a Volunteer as they did not own the property or operate the facility during previous use.

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2018071300435001001E0747

RECORDING AND ENDORSEMENT COVER PAGE

PAGE 1 OF 12

Document ID: 2018071300435001 Document Date: 06-27-2018 Preparation Date: 07-17-2018
Document Type: MEMORANDUM OF LEASE
Document Page Count: 10

PRESENTER: CHICAGO TITLE INSURANCE CO. (PICK-UP) 711 THIRD AVE, 5TH FLOOR CT18-00074-Q CB NEW YORK, NY 10017 212-880-1200 CTINYRECORDING@CTT.COM	RETURN TO: HOLLAND & KNIGHT, LLP ATTN MARTIN P. MINER ESQ. 31 WEST 52ND STREET NEW YORK, NY 10019
---	--

PROPERTY DATA				
Borough	Block	Lot	Unit	Address
QUEENS	15537	1	Entire Lot	20-02 MOTT AVENUE
Property Type: NON-RESIDENTIAL VACANT LAND				
Borough	Block	Lot	Unit	Address
QUEENS	15537	46	Entire Lot	N/A REDFERN AVENUE
Property Type: RESIDENTIAL VACANT LAND				


Additional Properties on Continuation Page

CROSS REFERENCE DATA
CRFN _____ or DocumentID _____ or _____ Year _____ Reel _____ Page _____ or File Number _____

PARTIES	
LESSOR: MOTT CENTER, LLC 198-10 JAMAICA AVENUE HOLLIS, NY 11423	LESSEE: REDFERN FRP LLC C/O: PHIPPS HOUSES, 902 BROADWAY, 113TH FLOOR NEW YORK, NY 10010

FEES AND TAXES			
Mortgage :			
Mortgage Amount:	\$	0.00	Filing Fee: \$ 100.00
Taxable Mortgage Amount:	\$	0.00	NYC Real Property Transfer Tax: \$ 0.00
Exemption:			NYS Real Estate Transfer Tax: \$ 0.00
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:	\$	114.00	
Affidavit Fee:	\$	0.00	

**RECORDED OR FILED IN THE OFFICE
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CITY OF NEW YORK**
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City Register File No.(CRFN):
2018000242312



Annette McHill
City Register Official Signature



2018071300435001001C05C7

RECORDING AND ENDORSEMENT COVER PAGE (CONTINUATION)

PAGE 2 OF 12

Document ID: 2018071300435001

Document Date: 06-27-2018

Preparation Date: 07-17-2018

Document Type: MEMORANDUM OF LEASE

PROPERTY DATA

Borough	Block Lot	Unit	Address
QUEENS	15537 50	Entire Lot	17-27 REDFERN AVENUE
Property Type: NON-RESIDENTIAL VACANT LAND			
Borough	Block Lot	Unit	Address
QUEENS	15537 51	Entire Lot	17-25 REDFERN AVENUE
Property Type: NON-RESIDENTIAL VACANT LAND			
Borough	Block Lot	Unit	Address
QUEENS	15537 55	Entire Lot	N/A REDFERN AVENUE
Property Type: NON-RESIDENTIAL VACANT LAND			
Borough	Block Lot	Unit	Address
QUEENS	15537 59	Entire Lot	N/A REDFERN AVENUE
Property Type: NON-RESIDENTIAL VACANT LAND			
Borough	Block Lot	Unit	Address
QUEENS	15537 100	Entire Lot	N/A AUGUSTINA AVENUE
Property Type: NON-RESIDENTIAL VACANT LAND			
Borough	Block Lot	Unit	Address
QUEENS	15537 112	Entire Lot	N/A BAYPORT PLACE
Property Type: NON-RESIDENTIAL VACANT LAND			
Borough	Block Lot	Unit	Address
QUEENS	15537 128	Entire Lot	N/A CENTRAL AVENUE
Property Type: NON-RESIDENTIAL VACANT LAND			
Borough	Block Lot	Unit	Address
QUEENS	15537 130	Entire Lot	N/A CENTRAL AVENUE
Property Type: NON-RESIDENTIAL VACANT LAND			

①

10pp

AMENDMENT TO MEMORANDUM OF LEASE
BETWEEN
MOTT CENTER, LLC, LANDLORD
AND
REDFERN FRP LLC, TENANT

Dated: June 27, 2018

Location: 20-02 Mott Avenue, Redfern Avenue, 17-27
Redfern Avenue, 17-25 Redfern Avenue, Redfern
Avenue, 17-07 Redfern Avenue, Augustina Avenue,
13-25 Bayport Place, 15-08 Central Avenue,
Central Avenue

Block: 15537

Lots: 1, 46, 50, 51, 55, 59, 100, 112, 128 and 130

County: Queens

City and State: New York

Record and Return to:

HOLLAND & KNIGHT LLP
31 West 52nd Street
New York, NY 10019
Attn: Martin P. Miner, Esq.

AMENDMENT TO MEMORANDUM OF LEASE

THIS AMENDMENT TO MEMORANDUM OF LEASE (this "Amendment") is made as of this 27th day of June, 2018 ("Amendment Date"), by and between MOTT CENTER, LLC, a New York limited liability company, having an address at 198-10 Jamaica Avenue, Hollis, New York 11423, as landlord ("Landlord"), and REDFERN FRP LLC, a New York limited liability company, having an address at c/o Phipps Houses, 902 Broadway, 13th Floor, New York, New York 10010, as tenant ("Tenant").

Recitals:

A. Landlord and Tenant entered into a lease dated as of June 12, 2018 (the "Lease") pursuant to which Tenant leased from Landlord certain real property located in Far Rockaway, New York, and identified on the New York City Tax Map for the Borough of Queens as Block 15537, Lots 1, 46, 50, 51, 55, 59, 100, 112, 128 and 130 ("Original Premises");

B. The Lease is evidenced by that certain Memorandum of Lease dated June 12, 2018 to be recorded in the Office of the City Register of the City of New York (the "Memorandum of Lease");

C. The Lease was amended as of the Amendment Date pursuant to a First Amendment to Ground Lease and Landlord and Tenant wish to amend the Memorandum of Lease on the terms and conditions hereinafter set forth.

NOW, THEREFORE, Landlord and Tenant hereby give notice of the following:

1. General Provisions. Except as amended and modified by this Amendment, all of the terms, covenants, conditions, and agreements of the Memorandum of Lease shall remain in full force and effect. In the event of any conflict between the provisions of the Memorandum of Lease and the provisions of this Amendment, this Amendment shall control.

2. Description of Leased Premises. Landlord and Tenant acknowledge and agree that, as of the Amendment Date, a portion of the Original Premises has been removed from the Original Premises leased by Landlord to Tenant pursuant to the Lease. The portion of the Original Premises that remains being leased by Landlord to Tenant pursuant to the Lease is more particularly described on Exhibit A.

2. Counterparts. This Amendment may be executed in one or more counterparts, each such counterpart being deemed an original hereof and all such counterparts taken together constituting one and the same instrument.

[signatures on following page]

IN WITNESS WHEREOF, the parties have executed this Amendment to Memorandum of Lease as of the date first above written.

LANDLORD:

MOTT CENTER, LLC

By: Jamaica Avenue Property Management, LLC
Its Manager

By: Estate of Fred Stark
Its sole member

By: Elizabeth Farrell
Elizabeth Farrell, Administratrix, cta

TENANT:

REDFERN FRP LLC

By: _____
Name: Matthew Kelly
Title: Vice President

IN WITNESS WHEREOF, the parties have executed this Amendment to Memorandum of Lease as of the date first above written.

LANDLORD:

MOTT CENTER, LLC

By: Jamaica Avenue Property Management, LLC
Its Manager

By: Estate of Fred Stark
Its sole member

By: _____
Elizabeth Farrell, Administratrix, cta

TENANT:

REDFERN FRP LLC

By: _____
Name: Matthew Kelly
Title: Vice President

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

On June 26, 2018 before me, Olivia Logan, personally appeared Elizabeth Farrell, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his/her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

Given under my hand and seal this 26 day of June, 2018

Olivia Logan
Notary Public

OLIVIA SAVANNAH LOGAN
Notary Public, State of New York
No. 01LO6367030
Qualified in New York County
Commission Expires November 13, 2021

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

On June 25, 2018 before me, Gary Pollard personally appeared Matthew Kelly, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his/her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

Given under my hand and seal this 25 day of June 2018

Gary Pollard
Notary Public

GARY POLLARD
Notary Public, State of New York
No. 01PO4827351
Qualified in New York County
Commission Expires April 30, 2014 22

MONTROSE
SURVEYING CO., LLP.

CITY & LAND
SURVEYORS

116-20 METROPOLITAN AVE • RICHMOND HILL, NY 11418-1090
PHONE (718) 849-0600 • FAX (718) 849-0401 • EMAIL INFO @MONTROSESURVEYING.COM

Metes and Bounds Description
MSC Survey 55682-14
Tax Block 15537

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

BEGINNING at point on the northwesterly side of Central Avenue (irregular width) distant 50 feet southerly from the corner formed by the intersection of the northwesterly side of Central Avenue with the southwesterly side of Bayport Place (?);

RUNNING THENCE North 76 degrees 11 minutes 58 seconds West, 100.00 feet to a point;

RUNNING THENCE South 13 degrees 01 minutes 5.6 seconds West, 50.00 feet to a point;

RUNNING THENCE North 76 degrees 11 minutes 58 seconds West, 125.00 feet to a point;

RUNNING THENCE North 13 degrees 01 minutes 5.6 seconds East, 100.00 feet to the southwesterly side of Bayport Place;

RUNNING THENCE North 76 degrees 11 minutes 58 seconds West, along the southerly side of Bayport Place, 109.30 feet to the westerly side of Bayport Place;

RUNNING THENCE North 10 degrees 31 minutes 50 seconds West, along the westerly side of Bayport Place, 50.90 feet to an angle point;

RUNNING THENCE North 06 degrees 31 minutes 58 seconds West, along the westerly side of Bayport Place 3.86 feet to a point;

RUNNING THENCE North 76 degrees 11 minutes 58 seconds West, 50.43 feet to a point;

RUNNING THENCE South 83 degrees 36 minutes 10 seconds West, 184.16 feet to the easterly side of Redfern Avenue (40 feet wide);

RUNNING THENCE South 06 degrees 56 minutes 07 seconds East, along the easterly side of Redfern Avenue, 55.78 feet to an angle point;

RUNNING THENCE South 13 degrees 14 minutes 53 seconds West, along the easterly side of Redfern Avenue, 302.85 feet to a point;

RUNNING THENCE North 75 degrees 30 minutes 20 seconds East, 10.96 feet to the easterly side of Redfern Avenue (50 feet wide);

RUNNING THENCE South 11 degrees 26 minutes 04 seconds West along the easterly side of Redfern Avenue (50 feet wide), 25.78 feet to a point

RUNNING THENCE North 75 degrees 31 minutes 32 seconds East, 102.27 feet to the land formerly of the Long Island Railroad;

RUNNING THENCE southerly along the land formerly of the Long Island Railroad along a curve bearing to the left having a radius of 850.02 feet an arc length of 127.88 feet being subtended by a chord bearing South 10 degrees 02 minutes 31.5 seconds West a chord distance of 127.75 feet to a point;

MONTROSE SURVEYING CO., LLP. • ESTABLISHED 1876 • RECORDS OF:

B.G. MEINKHEIM C.S. • L.C.L SMITH C.S. • C.U. POWELL C.E., C.S. • NATHAN CAMPBELL C.E., C.S. • A.U. WHITSON C.E., C.S. • C. STIDOLPH R.A., L.S. • WHITSON & POWELL INC., P.E., L.S., C.S. • G. WEBER L.S., C.S. • WILLIAM L. SAVACOO C.E., L.S., C.S. • KELLER & POWELL P.E., L.S., C.S. • FRED J. POWELL P.E., L.S., C.S. • LOUIS MONTROSE C.E., L.S., C.S. • LOUIS DORNHOEFFER P.E., L.S., C.S. • COUNTY SURVEYING SERVICE L.S. • CHARLES E. RANHOFFER L.S. • NOYES PALMER L.S.

MONTROSE
SURVEYING CO., LLP.

CITY & LAND
SURVEYORS

116-20 METROPOLITAN AVE • RICHMOND HILL, NY 11418-1090
PHONE (718) 849-0600 • FAX (718) 849-0401 • EMAIL INFO@MONTROSESURVEYING.COM

RUNNING THENCE South 87 degrees 35 minutes 55.5 seconds East, 63.50 feet to a point;

RUNNING THENCE North 12 degrees 54 minutes 04.5 seconds East, 247.27 feet to a point;

RUNNING THENCE South 77 degrees 05 minutes 55.5 seconds East, 154.25 feet to a point;

RUNNING THENCE North 14 degrees 34 minutes 10.5 seconds West, 63.63 feet to a point;

RUNNING THENCE South 76 degrees 11 minutes 58 seconds East, 267.73 feet to the northwesterly side of Central Avenue;

RUNNING THENCE North 13 degrees 01 minute 5.6 seconds East along northwesterly side of Central Avenue, 100.00 feet to the point or place of BEGINNING.

The above mentioned bearings are in reference to Queens Topographical Bureau Meridian.

MONTROSE SURVEYING CO., LLP. • ESTABLISHED 1876 • RECORDS OF:

B.G. MEINKHEIM C.S. • L.C.L SMITH C.S. • C.U. POWELL C.E., C.S. • NATHAN CAMPBELL C.E., C.S. • A.U. WHITSON C.E., C.S. • C. STIDOLPH R.A., L.S. • WHITSON & POWELL INC., P.E., L.S., C.S. • G. WEBER L.S., C.S. • WILLIAM L. SAVACOO C.E., L.S., C.S. • KELLER & POWELL P.E., L.S., C.S. • FRED J. POWELL P.E., L.S., C.S. • LOUIS MONTROSE C.E., L.S., C.S. • LOUIS DORNHOEFFER P.E., L.S., C.S. • COUNTY SURVEYING SERVICE L.S. • CHARLES E. RANHOFFER L.S. • NOYES PALMER L.S.

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2019082100531003001E2474

RECORDING AND ENDORSEMENT COVER PAGE

PAGE 1 OF 27

Document ID: 2019082100531003 Document Date: 08-16-2019 Preparation Date: 08-21-2019
Document Type: MEMORANDUM OF LEASE
Document Page Count: 24

PRESENTER: CHICAGO TITLE INSURANCE CO. (PICK-UP) 711 THIRD AVE, 5TH FLOOR CT19-00418-Q CB NEW YORK, NY 10017 212-880-1200 CTINYRECORDING@CTT.COM	RETURN TO: HIRSCHEN SINGER & EPSTEIN LLP ATTN: FATI JALLOH 902 BROADWAY 13TH FLOOR NEW YORK, NY 10010
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PROPERTY DATA				
Borough	Block	Lot	Unit	Address
QUEENS	15537	1	Entire Lot	20-02 MOTT AVENUE
Property Type: COMMERCIAL REAL ESTATE				
Borough	Block	Lot	Unit	Address
QUEENS	15537	5	Entire Lot	20-10 MOTT AVENUE
Property Type: COMMERCIAL REAL ESTATE				

Additional Properties on Continuation Page


CROSS REFERENCE DATA
CRFN _____ or DocumentID _____ or _____ Year _____ Reel _____ Page _____ or File Number _____

PARTIES	
LESSOR: MOTT CENTER, LLC C/O: ESTATE OF FRED STARK, 198-10 JAMAICA AVENUE HOLLIS, NY 11423	LESSEE: REDFERN FRP LLC C/O: PHIPPS HOUSES, 902 BROADWAY 13TH FLOOR NEW YORK, NY 10010

FEES AND TAXES			
Mortgage :			
Mortgage Amount:	\$	0.00	Filing Fee: \$ 100.00
Taxable Mortgage Amount:	\$	0.00	NYC Real Property Transfer Tax: \$ 0.00
Exemption:			NYS Real Estate Transfer Tax: \$ 0.00
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:	\$	211.00	
Affidavit Fee:	\$	0.00	

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CITY OF NEW YORK**

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2019000278063



Annette McHill
City Register Official Signature



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RECORDING AND ENDORSEMENT COVER PAGE (CONTINUATION)

PAGE 2 OF 27

Document ID: 2019082100531003

Document Date: 08-16-2019

Preparation Date: 08-21-2019

Document Type: MEMORANDUM OF LEASE

PROPERTY DATA

Borough	Block Lot	Unit	Address
QUEENS	15537 46	Entire Lot	N/A REDFERN AVENUE
Property Type: RESIDENTIAL VACANT LAND			
QUEENS	15537 50	Entire Lot	17-27 REDFERN AVENUE
Property Type: COMMERCIAL REAL ESTATE			
QUEENS	15537 51	Entire Lot	17-25 REDFERN AVENUE
Property Type: COMMERCIAL REAL ESTATE			
QUEENS	15537 53	Entire Lot	17-21 REDFERN AVENUE
Property Type: DWELLING ONLY - 2 FAMILY			
QUEENS	15537 54	Entire Lot	17-19 REDFERN AVENUE
Property Type: DWELLING ONLY - 1 FAMILY			
QUEENS	15537 55	Entire Lot	N/A REDFERN AVENUE
Property Type: RESIDENTIAL VACANT LAND			
QUEENS	15537 56	Entire Lot	17-15 REDFERN AVENUE
Property Type: DWELLING ONLY - 2 FAMILY			
QUEENS	15537 57	Entire Lot	17-11 REDFERN AVENUE
Property Type: DWELLING ONLY - 1 FAMILY			
QUEENS	15537 58	Entire Lot	17-09 REDFERN AVENUE
Property Type: RESIDENTIAL VACANT LAND			
QUEENS	15537 60	Entire Lot	17-01 REDFERN AVENUE
Property Type: COMMERCIAL REAL ESTATE			
QUEENS	15537 63	Entire Lot	16-29 REDFERN AVENUE
Property Type: COMMERCIAL REAL ESTATE			
QUEENS	15537 65	Entire Lot	16-25 REDFERN AVENUE
Property Type: COMMERCIAL REAL ESTATE			
QUEENS	15537 100	Entire Lot	N/A AUGUSTINA AVENUE
Property Type: COMMERCIAL REAL ESTATE			
QUEENS	15537 112	Entire Lot	N/A BAYPORT PLACE
Property Type: COMMERCIAL REAL ESTATE			



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RECORDING AND ENDORSEMENT COVER PAGE (CONTINUATION)

PAGE 3 OF 27

Document ID: 2019082100531003

Document Date: 08-16-2019

Preparation Date: 08-21-2019

Document Type: MEMORANDUM OF LEASE

PROPERTY DATA

Borough	Block Lot	Unit	Address
QUEENS	15537 128 Entire Lot		N/A CENTRAL AVENUE
Property Type: COMMERCIAL REAL ESTATE			
Borough	Block Lot	Unit	Address
QUEENS	15537 130 Entire Lot		N/A CENTRAL AVENUE
Property Type: COMMERCIAL REAL ESTATE			
Borough	Block Lot	Unit	Address
QUEENS	15537 59 Entire Lot		N/A REDFERN AVENUE
Property Type: COMMERCIAL REAL ESTATE			

SECOND AMENDMENT TO MEMORANDUM OF LEASE
BETWEEN
MOTT CENTER, LLC, LANDLORD
AND
REDFERN FRP LLC, TENANT

2019

Dated: As of August 16, 2019

Location: 20-02 Mott Avenue, 20-10 Mott Avenue, Redfern Avenue, 17-27 Redfern Avenue, 17-25 Redfern Avenue, 17-19 Redfern Avenue, Redfern Avenue, 17-11 Redfern Avenue, 17-21 Redfern Avenue, 17-09 Redfern Avenue, 17-07 Redfern Avenue, 17-01 Redfern Avenue, 16-29 Redfern Avenue, 16-25 Redfern Avenue, Augustina Avenue, 13-25 Bayport Place, 15-08 Central Avenue, Central Avenue

Block: 15537

Lots: 1, 5, 46, 50, 51, 53-60, 63, 65, 100, 112, 128, 130

County: Queens

City and State: New York

Record and Return to:

SECOND AMENDMENT TO MEMORANDUM OF LEASE

THIS SECOND AMENDMENT TO MEMORANDUM OF LEASE (this "Amendment") is made as of this 16th day of August, 2019 ("Amendment Date"), by and between MOTT CENTER, LLC, a New York limited liability company, having an address at 198-10 Jamaica Avenue, Hollis, New York 11423, as landlord ("Landlord"), and REDFERN FRP LLC, a New York limited liability company, having an address at c/o Phipps Houses, 902 Broadway, 13th Floor, New York, New York 10010, as tenant ("Tenant").

Recitals:

A. Landlord and Tenant entered into a lease dated as of June 12, 2018 (the "Original Lease") pursuant to which Tenant leased from Landlord certain real property located in Far Rockaway, New York, and identified on the New York City Tax Map for the Borough of Queens as Block 15537, Lots 1, 46, 50, 51, 55, 59, 100, 112, 128 and 130 ("Original Premises");

B. The Lease is evidenced by that certain Memorandum of Lease dated June 12, 2018 and recorded on June 27, 2018 in the Office of the City Register of the City of New York under CRFN 2018000213891 (the "Original Memorandum of Lease");

C. The Lease was amended by that certain First Amendment to Ground Lease dated as of June 27, 2018 (the "First Amendment to Ground Lease");

D. Pursuant to the First Amendment to Ground Lease, a portion of the Original Premises was removed from the premises leased by Landlord to Tenant pursuant to the Original Lease;

E. The First Amendment to Ground Lease is evidenced by that certain Amendment to Memorandum of Lease dated June 27, 2018 and recorded in the Office of the City Register of the City of New York under CRFN 2018000242312 (the "First Amendment to Memorandum of Lease" and together with the Original Memorandum of Lease, the "Existing Memorandum of Lease");

F. The Original Lease was further amended as of the Amendment Date pursuant to a Second Amendment to Ground Lease (the "Second Amendment to Ground Lease" and, together with the Original Lease and the First Amendment to Ground Lease, the "Lease") pursuant to which Tenant leased from Landlord certain real property located in Far Rockaway, New York, and identified on the New York City Tax Map for the Borough of Queens as Block 15537, Lots 5, 53, 54, 56, 57, 58, 60, 63 and 65 ("Tenant's Land");

G. Landlord and Tenant wish to further amend the Existing Memorandum of Lease on the terms and conditions hereinafter set forth.

NOW, THEREFORE, Landlord and Tenant hereby give notice of the following:

1. General Provisions. Except as amended and modified by this Amendment, all of the terms, covenants, conditions, and agreements of the Existing Memorandum of Lease shall remain in full force and effect. In the event of any conflict between the provisions of the Existing Memorandum of Lease and the provisions of this Amendment, this Amendment shall control.

2. Description of Leased Premises. Landlord and Tenant acknowledge and agree that, pursuant to the Second Amendment to Ground Lease, as of the Amendment Date, Tenant's Land has been added to the premises leased by Landlord to Tenant pursuant to the Lease. The portion of the Original Premises that remains being leased by Landlord to Tenant pursuant to the Lease together with Tenant's Land is more particularly described on Exhibit A. Tenant's Land is more particularly described in Exhibit B.

3. Counterparts. This Amendment may be executed in one or more counterparts, each such counterpart being deemed an original hereof and all such counterparts taken together constituting one and the same instrument.

[signatures on following page]

IN WITNESS WHEREOF, the parties have executed this Amendment to Memorandum of Lease as of the date first above written.

LANDLORD:

MOTT CENTER, LLC

By: Jamaica Avenue Property Management, LLC
Its Manager

By: Estate of Fred Stark
Its sole member

By: Elizabeth Farrell
Elizabeth Farrell, Administratrix, cta

TENANT:

REDFERN FRP LLC

By: Matthew Kelly
Name: Matthew Kelly
Title: Vice President

IN WITNESS WHEREOF, the parties have executed this Amendment to Memorandum of Lease as of the date first above written.

LANDLORD:

MOTT CENTER, LLC


By: Jamaica Avenue Property Management, LLC
Its Manager

By: Estate of Fred Stark
Its sole member

By: _____
Elizabeth Farrell, Administratrix, cta

TENANT:

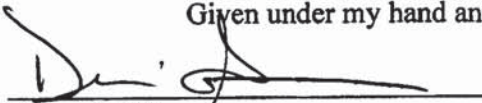
REDFERN FRP LLC

By: 
Name: Matthew Kelly
Title: Vice President

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

On Aug 5, 2019, before me, the undersigned, personally appeared Elizabeth Farrell, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his/her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

Given under my hand and seal this 5 day of AUGUST, 2019.



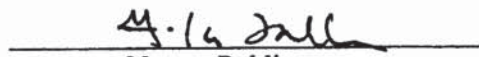
Notary Public

DIANA GLAITTI
NOTARY PUBLIC, State of New York
NO.01GL481888
QUALIFIED IN NASSAU COUNTY
COMMISSION EXPIRES January 31, 23

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

On July 30, 2019, before me, the undersigned, personally appeared Matthew Kelly, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his/her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

Given under my hand and seal this 30th day of July, 2019.



Notary Public

Fatmata K. Jalloh
NOTARY PUBLIC, STATE OF NEW YORK
Registration No 01JA6332614
Qualified in Westchester County
Commission Expires Nov. 2, 2019

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

On _____, 2019, before me, the undersigned, personally appeared Elizabeth Farrell, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his/her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

Given under my hand and seal this ___ day of _____, 2019.

Notary Public

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

On July 30, 2019, before me, the undersigned, personally appeared Matthew Kelly, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his/her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

Given under my hand and seal this 30th day of July, 2019.

Fatmata K. Jalloh

Notary Public

Fatmata K. Jalloh
NOTARY PUBLIC, STATE OF NEW YORK
Registration No 01JA6332614
Qualified in Westchester County
Commission Expires Nov. 2, 2019

EXHIBIT A

AMENDED LEGAL DESCRIPTION

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

BEGINNING at the corner formed by the intersection of the easterly side of Redfern Avenue (60 feet wide) with the northerly side of Mott Avenue (60 feet wide);

RUNNING THENCE South 87 degrees 50 minutes 28 seconds East along the northerly side of Mott Avenue 80.94 feet to an angle point;

RUNNING THENCE South 87 degrees 40 minutes 20 seconds East continuing along the northerly side of Mott Avenue, 166.24 feet to a point of curvature;

RUNNING THENCE easterly continuing along the northerly side of Mott Avenue, along a curve bearing to the left having a radius of 507.52 feet an arc length of 102.12 feet to a point;

RUNNING THENCE North 06 degrees 54 minutes 13.6 seconds West, 84.09 feet to a point;

RUNNING THENCE North 83 degrees 05 minutes 46.4 seconds East, 70.00 feet to a point;

RUNNING THENCE South 17 degrees 54 minutes 25.6 seconds East, 63.09 feet to the westerly side of Central Avenue (irregular width);

RUNNING THENCE northerly along the westerly side of Central Avenue, along a curve bearing to the left having a radius feet of 95.00 feet an arc length of 61.51 feet to a point of tangency;

RUNNING THENCE continuing along the westerly side of Central Avenue North 07 degrees 54 minutes 11.4 seconds East, 0.04 feet to a point;

RUNNING THENCE North 17 degrees 54 minutes 26 seconds West, 244.81 feet to a point;

RUNNING THENCE North 75 degrees 59 minutes 14 seconds West, 73.00 feet to the land now or formerly of the Long Island Railroad;

RUNNING THENCE northerly along the land now or formerly of the Long Island Railroad along a curve bearing to the right having a radius of 934.00 feet an arc length of 205.90 feet being subtended by a chord bearing North 00 degrees 01 minutes 04.4 seconds East a chord distance of 205.48 feet to a point;

RUNNING THENCE North 14 degrees 34 minutes 10.38 seconds West continuing along the land now or formerly of the Long Island Railroad, 84.92 feet to a point;

RUNNING THENCE South 76 degrees 11 minutes 58 seconds East, 267.73 feet to the westerly side of Central Avenue;

RUNNING THENCE along the westerly of Central Avenue, North 13 degrees 01 minutes 5.6 seconds East, 100.00 feet to a point;

RUNNING THENCE North 76 degrees 11 minutes 58 seconds West, 100.00 feet to a point;

RUNNING THENCE South 13 degrees 01 minutes 5.6 seconds West, 50.00 feet to a point;

RUNNING THENCE North 76 degrees 11 minutes 58 seconds West, 125.00 feet to a point;

RUNNING THENCE North 13 degrees 01 minutes 5.6 seconds East, 100 feet to the southerly side of Bayport Place (50 feet wide);

RUNNING THENCE along the southerly side of Bayport Place, North 76 degrees 11 minutes 58 seconds West, 109.30 feet to the land now or formerly of the Long Island Railroad;

RUNNING THENCE along the land now or formerly of the land now or formerly of the Long Island Railroad North 10 degrees 31 minutes 50 seconds West, 50.90 feet to a point;

RUNNING THENCE continuing along the land now or formerly of the Long Island Railroad North 06 degrees 31 minutes 58 seconds West, 3.86 feet to the northerly side of Bayport Place;

RUNNING THENCE easterly along the northerly side of Bayport Place, South 76 degrees 11 minutes 58 seconds East, 106.58 feet to the westerly side of Augustina Avenue (50' wide);

RUNNING THENCE along the westerly side of Augustina Avenue, North 13 degrees 50 minutes 18.2 seconds East, 150.00 feet to a point;

RUNNING THENCE North 76 degrees 11 minutes 58 seconds West, 162.26 feet to the land now or formerly of the Long Island Railroad;

RUNNING THENCE along the land now or formerly of the Long Island Railroad South 06 degrees 31 minutes 58 seconds West, 60.20 to a point;

RUNNING THENCE northerly continuing along the land now or formerly of the Long Island Railroad along a curve bearing to the right having a radius of 2795.93 feet subtended by a chord bearing North 03 degrees 47 minutes 17 seconds West an arc length of 72.52 feet to a point;

RUNNING THENCE North 75 degrees 55 minutes 00 seconds West, 105.13 feet to the northerly boundary of the land now or formerly of the Long Island Railroad;

RUNNING THENCE Southerly along the land now or formerly of the Long Island Railroad the following three (3) courses and distances;

THENCE along a curve bearing to the left having a radius of 3260.78 feet an arc length of 106.86 feet, being subtended by a chord bearing South 03 degrees 47 minutes 55 seconds East to a point;

THENCE South 05 degrees 08 minutes 18 seconds East, 51.00 feet to a point;

THENCE along a curve bearing to the right having a radius of 1115.28 feet an arc length of 267.26 feet being subtended by a chord bearing South 01 degree 45 minute 19 seconds West a chord length of 266.62 feet to a point;

RUNNING THENCE North 76 degrees 45 minutes 07 seconds West, 104.28 feet to the easterly side of Redfern Avenue (40 feet wide);

RUNNING THENCE along the easterly side of Redfern Avenue, South 13 degrees 14 minutes 53 seconds West, 22.00 feet to a point;

RUNNING THENCE South 76 degrees 45 minutes 07 seconds East, 105.85 feet to the land now or formerly of the Long Island Railroad;

RUNNING THENCE southerly along the land now or formerly of the Long Island Railroad along a curve bearing to the right having a radius of 1115.28 feet an arc length of 72.04 feet being subtended by a chord bearing South 11 degrees 36 minutes 14 seconds West a chord length of 72.03 feet to point;

RUNNING THENCE North 76 degrees 45 minutes 07 seconds West, 107.91 feet to the easterly side of Redfern Avenue (40 feet wide);

RUNNING THENCE South 13 degrees 14 minutes 53 seconds West along the easterly side of Redfern Avenue, 24.00 feet to a point;

RUNNING THENCE South 76 degrees 45 minutes 07 seconds East, 107.57 feet to the land now or formerly of the Long Island Railroad;

RUNNING THENCE southerly along the land now or formerly of the Long Island Railroad along a curve bearing to the right having a radius of 1115.28 feet an arc length of 26.32 feet being subtended by a chord bearing South 15 degrees 21 minutes 49 seconds West a chord distance of 26.32 feet to a point;

RUNNING THENCE South 16 degrees 21 minutes 24 seconds West, 25.49 feet to a point;

RUNNING THENCE North 76 degrees 45 minutes 07 seconds West, 105.22 feet to the easterly side of Redfern Avenue (40 feet wide);

RUNNING THENCE South 13 degrees 14 minutes 53 seconds West, along the easterly side of Redfern Avenue, 113.10 feet to a point;

RUNNING THENCE North 75 degrees 30 minutes 20 seconds East, 10.96 feet to the easterly side of Redfern Avenue (50 feet wide);

RUNNING THENCE South 11 degrees 26 minutes 04 Seconds West along the easterly side of Redfern Avenue, 25.78 feet to point;

RUNNING THENCE North 75 degrees 31 minutes 32 seconds East, 102.27 feet to the land now or formerly of the Long Island Railroad;

RUNNING THENCE Southerly along the land now or formerly of the Long Island Railroad along a curve bearing to the left having a radius of 850.02 feet an arc length of 127.88 feet being subtended by a chord bearing South 10 degrees 02 minutes 34 seconds West a chord length of 127.76 feet to a point;

RUNNING THENCE North 87 degrees 35 minutes 55.5 seconds West, 77.39 feet to the easterly side of Redfern Avenue (50 feet wide);

RUNNING THENCE Southerly along the easterly side of Redfern Avenue South 6 degrees 52 minutes 55.5 seconds East, 360.96 feet to the corner the point or place of BEGINNING.

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

BEGINNING at the corner formed by the intersection of the easterly side of Redfern Avenue (60 feet wide) with the northerly side of Mott Avenue (60 feet wide);

RUNNING THENCE North 06 degrees 52 minutes 55.5 seconds West, along the easterly side of Redfern Avenue, 360.96 feet to a point;

RUNNING THENCE South 87 degrees 35 minutes 55.5 seconds East, 140.89 feet to a point;

RUNNING THENCE North 12 degrees 54 minutes 04.5 seconds East, 247.27 feet to a point;

RUNNING THENCE South 77 degrees 05 minutes 55.5 seconds East, 56.50 feet to a point;

RUNNING THENCE South 12 degrees 54 minutes 04.5 seconds West, 240.26 feet to a point;

RUNNING THENCE South 84 degrees 55 minutes 02 seconds East, 154.83 feet to a point;

RUNNING THENCE South 75 degrees 59 minutes 14 seconds East, 73.00 feet to a point;

RUNNING THENCE South 17 degrees 54 minutes 26 seconds East, 192.69 feet to a point;

RUNNING THENCE South 82 degrees 07 minutes 22 seconds West, 146.69 feet to a point;

RUNNING THENCE South 14 degrees 05 minutes 50 seconds East, 37.22 feet to a point;

RUNNING THENCE South 82 degrees 07 minutes 22 seconds West, 30.18 feet to a point;

RUNNING THENCE South 14 degrees 05 minutes 50 seconds East, 83.70 to the northerly side of Mott Avenue;

RUNNING THENCE the following three courses and distances along the northerly side of Mott Avenue:

1. Thence westerly along a curve bearing to the right having a radius of 507.52 feet an arc length of 45.72 feet to a point of tangency;
2. Thence North 87 degrees 40 minutes 20 seconds West, 166.24 feet to an angle point;
3. Thence North 87 degrees 50 minutes 28 seconds West, 80.94 feet to corner formed by the intersection of the northerly side of Mott Avenue with the easterly side Redfern Avenue the point or place of BEGINNING.

The above mentioned bearings are in reference to Queens Topographical Bureau Meridian.

EXHIBIT A (Continued)

TENANT'S LAND

Legal Description

Queens County, Block 15537 Lot 5

Title Number: CT19-00081-Q

ALL that certain plot, piece or parcel of land, situate, lying and being at Far Rockaway, in the 5th Ward, in the Borough of Queens, County of Queens, City and State of New York, bounded and described as follows:

BEGINNING at a point on the northerly side of Mott Avenue as shown on the Final Topographical Map of the City of New York, distant 61.51 feet southerly and westerly from the most northerly end of the arc of a curve having a radius of 95 feet connecting the northerly side of Mott Avenue with the westerly side of Far Rockaway Boulevard also shown on the said Final Topographical Map;

RUNNING THENCE westerly along the arc of said curve, a distance of 53.06 feet to the southerly end of said curve;

RUNNING THENCE westerly along the northerly side of Mott Avenue, a distance of 33.61 feet;

RUNNING THENCE North 6 degrees 54 minutes 13.6 seconds West, a distance of 84.09 feet along the easterly side of the parking lot;

RUNNING THENCE easterly on a line drawn at right angles to the last mentioned course, 70 feet;

RUNNING THENCE southerly on a line forming an interior angle of 101 degrees 00 minutes 12 seconds with the last described course, 63.09 feet to the point or place of BEGINNING.

Queens County, Block 15537, Lot 53

Title Number: CT19-00301-Q

All that certain plot, piece or parcel of land, situate, lying and being in the 5th Ward, Borough and County of Queens, City and State of New York, bounded and described as follows:

Beginning at a point on the southeasterly side of Remsen Avenue, now called Redfern Avenue, distant 505.75 feet southwesterly from the corner formed by the intersection of the said

southeasterly side of Redfern Avenue with the southwesterly side of Carlton Avenue, now known as Nameoke Avenue;

Running thence Southeasterly at right angles to Redfern Avenue, 106.43 feet to land of the Long Island Railroad;

Thence Southwesterly along land of Long Island Railroad, 29.78 feet to land of Peter Murphy and wife;

Thence Northwesterly along said land of Peter Murphy and wife and again at right angles to Redfern Avenue, 104.79 feet to the southeasterly side of Redfern Avenue;

Thence Northeasterly along the southeasterly side of Redfern Avenue, 29.75 feet to the point or place of beginning.

Queens County, Block 15537, Lot 54

Title Number: CT16-00802-Q

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

BEGINNING at a point on the southeasterly side of Redfern Avenue, formerly known as Remsen Avenue, distant 483.75 feet southerly and southwesterly from the corner formed by the intersection of the easterly side of Redfern Avenue with the southerly side of Nameoke Avenue, formerly known as Canton Avenue, as measured along the said easterly and southeasterly side of Redfern Avenue;

RUNNING THENCE southeasterly at right angles to Redfern Avenue, 107.40 feet (Deed) 107.70 feet (Actual) to land of the Long Island Railroad;

THENCE southwesterly along said land, 22 feet (Deed) 22.02 feet (Actual);

THENCE northwesterly again at right to Redfern Avenue, 106.43 feet (Deed) 106.80 (Actual) to the southeasterly side of Redfern Avenue;

THENCE northeasterly along the southeasterly side of Redfern Avenue, 22 feet to the point or place of BEGINNING.

Queens County, Block 15537, Lot 56

Title Number: CT19-00300-Q

ALL that certain plot, piece or parcel of land, situate, lying and being at Far Rockaway in the Fifth Ward of the Borough of Queens, County of Queens, City and State of New York, known as 1715 Redfern Avenue, Far Rockaway, New York and more particularly bounded and described as follows;

BEGINNING at a point on the southerly side of Remsen Avenue, now Redfern Avenue, distant 435.75 feet from the corner formed by the intersection of the southerly side of Remsen Avenue and the westerly side of Carlton Avenue, now Nameoke Avenue, 108.50 feet per Deed (108.02 feet per survey) to land of The Long Island Railroad;

RUNNING THENCE westerly along land of The Long Island Railroad, 24.01 feet per Deed (24 feet per survey);

RUNNING THENCE northwardly and at right angles to Remsen Avenue, 103.45 feet per Deed (108.45 feet per survey) to the southerly side of Remsen Avenue;

RUNNING THENCE eastwardly along the southerly side of Remsen Avenue, 24 feet to the point or place of BEGINNING.

Queens County, Block 15537, Lot 57

Title Number: CT19-00300-Q

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

BEGINNING at a point on the southerly side of Redfern Avenue (formerly (Remsen Avenue), distant 411.75 feet westerly from the corner formed by the intersection of the southerly side of Redfern Avenue with the westerly side of Nameoke Street (formerly Carlton Avenue, as the same existed prior to the acquisition by the State Transit Commission for street purposes);

RUNNING THENCE southwardly and at right angles to Redfern Avenue, 107.6 feet to land of the Long Island Railroad;

THENCE southwardly along lands now or formerly of the Long Island Railroad, 24.01 feet per Deed (24 feet per survey);

RUNNING THENCE northwardly and at right angles to Redfern Avenue, 108.5 feet per Deed (108.02 feet per survey) to the southerly side of Redfern Avenue; and

RUNNING THENCE eastwardly along the southerly side of Redfern Avenue, 21 feet per Deed (24 feet per survey) to the point or place of BEGINNING.

Queens County, Block 15537, Lot 58

Title Number: CT16-00801-Q

ALL that certain plot, piece or parcel of land, situate, lying and being at Far Rockaway, in the Fifth Ward

of the Borough and County of Queens, City and State of New York, bounded and described as follows:

BEGINNING at a point on the southeasterly side of Redfern Avenue (Remsen Avenue), distant 387.75 feet southwesterly

from the corner formed by the intersection of the southeasterly side of Redfern Avenue (Remsen Avenue) with the southerly side of Nameoke Avenue (Carlton Avenue);

RUNNING THENCE southwesterly along the southeasterly side of Redfern Avenue (Remsen Avenue), 24 feet;

THENCE southeasterly at right angles to the southeasterly side of Redfern Avenue (Remsen Avenue), 107.60 feet to the northwesterly line of land of the Long Island Railroad Company;

THENCE northeasterly along said land, 24.01 feet to a point where said line of said land would be intersected by a line drawn at right angles to Redfern Avenue (Remsen Avenue) from the point of beginning.

THENCE northwesterly at right angles to the southeasterly side of Redfern Avenue (Remsen Avenue), 106.22 feet to the point or place of BEGINNING.

Queens County, Block 15537, Lots 60, 63 and 65

Title Number: CT19-00302-Q

ALL that certain plot, piece or parcel of land, situate, lying and being in the Fifth Ward of the Borough and County of Queens, City and State of New York, which upon a certain map entitled, "Map of Block K and L - Alton Park, Far Rockaway, Borough of Queens, City of New York. N.Y. surveyed March 1910 by F.W. Conklin, City Surveyor, Far Rockaway, N.Y.", and filed in the Office of the Clerk of the County of Queens, now the New York City Register, Queens County, on August 13, 1890 under the Map #781, New No. 1616 as and by the Lots 9, 10, 11, 12, 13, 14, 15, 16 and 17 in Block L and Lot #1 in Block K, said lots being more particularly bounded and described as follows:

BEGINNING at a point on the easterly side of Redfern Avenue (formerly Remsen Avenue), 40 feet wide distant southerly 156.19 feet from the corner formed by the intersection of said easterly side of Redfern Avenue and the southerly side of Nameoke Avenue (formerly Carlton Avenue), 60 feet wide;

RUNNING THENCE,
North 83 degrees 03 minutes 53 seconds East, 130.10 feet to land formerly of Long Island Railroad;

THENCE along said land along an arc of a curve bearing to the right and having a radius of 1115.28 feet along said arc 238.42 feet:

THENCE,
North 76 degrees 45 minutes 07 seconds West, 104.17 feet to the easterly side of Redfern Avenue;

THENCE along the easterly side of Redfern Avenue, the following two (2) courses and distances:

- 1) North 11 degrees 14 minutes 51 seconds East, 20.00 feet to a point,
- 2) North 9 degrees 56 minutes 07 seconds West, 180.00 feet to the point or place of BEGINNING.

[No more text on this page]

EXHIBIT B

TENANT'S LAND

Title Number: CT19-00081-Q

Queens County, Block 15537 Lot 5

ALL that certain plot, piece or parcel of land, situate, lying and being at Far Rockaway, in the 5th Ward, in the Borough of Queens, County of Queens, City and State of New York, bounded and described as follows:

BEGINNING at a point on the northerly side of Mott Avenue as shown on the Final Topographical Map of the City of New York, distant 61.51 feet southerly and westerly from the most northerly end of the arc of a curve having a radius of 95 feet connecting the northerly side of Mott Avenue with the westerly side of Far Rockaway Boulevard also shown on the said Final Topographical Map;

RUNNING THENCE westerly along the arc of said curve, a distance of 53.06 feet to the southerly end of said curve;

RUNNING THENCE westerly along the northerly side of Mott Avenue, a distance of 33.61 feet;

RUNNING THENCE North 6 degrees 54 minutes 13.6 seconds West, a distance of 84.09 feet along the easterly side of the parking lot;

RUNNING THENCE easterly on a line drawn at right angles to the last mentioned course, 70 feet;

RUNNING THENCE southerly on a line forming an interior angle of 101 degrees 00 minutes 12 seconds with the last described course, 63.09 feet to the point or place of BEGINNING.

EXHIBIT B (Continued)

Tenant's Land

Legal Description

Title Number: CT19-00301-Q

Queens County, Block 15537, Lot 53

All that certain plot, piece or parcel of land, situate, lying and being in the 5th Ward, Borough and County of Queens, City and State of New York, bounded and described as follows:

Beginning at a point on the southeasterly side of Remsen Avenue, now called Redfern Avenue, distant 505.75 feet southwesterly from the corner formed by the intersection of the said southeasterly side of Redfern Avenue with the southwesterly side of Carlton Avenue, now known as Nameoke Avenue;

Running thence Southeasterly at right angles to Redfern Avenue, 106.43 feet to land of the Long Island Railroad;

Thence Southwesterly along land of Long Island Railroad, 29.78 feet to land of Peter Murphy and wife;

Thence Northwesterly along said land of Peter Murphy and wife and again at right angles to Redfern Avenue, 104.79 feet to the southeasterly side of Redfern Avenue;

Thence Northeasterly along the southeasterly side of Redfern Avenue, 29.75 feet to the point or place of beginning.

EXHIBIT B (Continued)

Tenant's Land
Legal Description

Title Number: CT16-00802-Q

Queens County, Block 15537, Lot 54

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

BEGINNING at a point on the southeasterly side of Redfern Avenue, formerly known as Remsen Avenue, distant 483.75 feet southerly and southwesterly from the corner formed by the intersection of the easterly side of Redfern Avenue with the southerly side of Nameoke Avenue, formerly known as Canton Avenue, as measured along the said easterly and southeasterly side of Redfern Avenue;

RUNNING THENCE southeasterly at right angles to Redfern Avenue, 107.40 feet (Deed) 107.70 feet (Actual) to land of the Long Island Railroad;

THENCE southwesterly along said land, 22 feet (Deed) 22.02 feet (Actual);

THENCE northwesterly again at right to Redfern Avenue, 106.43 feet (Deed) 106.80 (Actual) to the southeasterly side of Redfern Avenue;

THENCE northeasterly along the southeasterly side of Redfern Avenue, 22 feet to the point or place of BEGINNING.

EXHIBIT B (Continued)
Tenant's Land

Legal Description

Title Number: CT19-00300-Q

Queens County, Block 15537, Lot 56

ALL that certain plot, piece or parcel of land, situate, lying and being at Far Rockaway in the Fifth Ward of the Borough of Queens, County of Queens, City and State of New York, known as 1715 Redfern Avenue, Far Rockaway, New York and more particularly bounded and described as follows;

BEGINNING at a point on the southerly side of Remsen Avenue, now Redfern Avenue, distant 435.75 feet from the corner formed by the intersection of the southerly side of Remsen Avenue and the westerly side of Carlton Avenue, now Nameoke Avenue, 108.50 feet per Deed (108.02 feet per survey) to land of The Long Island Railroad;

RUNNING THENCE westerly along land of The Long Island Railroad, 24.01 feet per Deed (24 feet per survey);

RUNNING THENCE northwardly and at right angles to Remsen Avenue, 103.45 feet per Deed (108.45 feet per survey) to the southerly side of Remsen Avenue;

RUNNING THENCE eastwardly along the southerly side of Remsen Avenue, 24 feet to the point or place of BEGINNING.

EXHIBIT B (Continued)
Tenant's Land

Legal Description

Title Number: CT19-00300-Q

Queens County, Block 15537, Lot 57

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

BEGINNING at a point on the southerly side of Redfern Avenue (formerly (Remsen Avenue), distant 411.75 feet westerly from the corner formed by the intersection of the southerly side of Redfern Avenue with the westerly side of Nameoke Street (formerly Carlton Avenue, as the same existed prior to the acquisition by the State Transit Commission for street purposes);

RUNNING THENCE southwardly and at right angles to Redfern Avenue, 107.6 feet to land of the Long Island Railroad;

THENCE southwardly along lands now or formerly of the Long Island Railroad, 24.01 feet per Deed (24 feet per survey);

RUNNING THENCE northwardly and at right angles to Redfern Avenue, 108.5 feet per Deed (108.02 feet per survey) to the southerly side of Redfern Avenue; and

RUNNING THENCE eastwardly along the southerly side of Redfern Avenue, 21 feet per Deed (24 feet per survey) to the point or place of BEGINNING.

EXHIBIT B (Continued)

Tenant's Land
Legal Description

Title Number: CT16-00801-Q

Queens County, Block 15537, Lot 58

ALL that certain plot, piece or parcel of land, situate, lying and being at Far Rockaway, in the Fifth Ward

of the Borough and County of Queens, City and State of New York, bounded and described as follows:

BEGINNING at a point on the southeasterly side of Redfern Avenue (Remsen Avenue), distant 387.75 feet southwesterly

from the corner formed by the intersection of the southeasterly side of Redfern Avenue (Remsen Avenue) with the southerly side of Nameoke Avenue (Carlton Avenue);

RUNNING THENCE southwesterly along the southeasterly side of Redfern Avenue (Remsen Avenue), 24 feet;

THENCE southeasterly at right angles to the southeasterly side of Redfern Avenue (Remsen Avenue), 107.60 feet to the northwesterly line of land of the Long Island Railroad Company;

THENCE northeasterly along said land, 24.01 feet to a point where said line of said land would be intersected by a line drawn at right angles to Redfern Avenue (Remsen Avenue) from the point of beginning.

THENCE northwesterly at right angles to the southeasterly side of Redfern Avenue (Remsen Avenue), 106.22 feet to the point or place of BEGINNING.

EXHIBIT B (Continued)

Tenant's Land
Legal Description

Title Number: CT19-00302-Q

Queens County, Block 15537, Lots 60, 63 and 65

ALL that certain plot, piece or parcel of land, situate, lying and being in the Fifth Ward of the Borough and County of Queens, City and State of New York, which upon a certain map entitled, "Map of Block K and L - Alton Park, Far Rockaway, Borough of Queens, City of New York. N.Y. surveyed March 1910 by F.W. Conklin, City Surveyor, Far Rockaway, N.Y.", and filed in the Office of the Clerk of the County of Queens, now the New York City Register, Queens County, on August 13, 1890 under the Map #781, New No. 1616 as and by the Lots 9, 10, 11, 12, 13, 14, 15, 16 and 17 in Block L and Lot #1 in Block K, said lots being more particularly bounded and described as follows:

BEGINNING at a point on the easterly side of Redfern Avenue (formerly Remsen Avenue), 40 feet wide distant southerly 156.19 feet from the corner formed by the intersection of said easterly side of Redfern Avenue and the southerly side of Nameoke Avenue (formerly Carlton Avenue), 60 feet wide;

RUNNING THENCE,
North 83 degrees 03 minutes 53 seconds East, 130.10 feet to land formerly of Long Island Railroad;

THENCE along said land along an arc of a curve bearing to the right and having a radius of 1115.28 feet along said arc 238.42 feet:

THENCE,
North 76 degrees 45 minutes 07 seconds West, 104.17 feet to the easterly side of Redfern Avenue;

THENCE along the easterly side of Redfern Avenue, the following two (2) courses and distances:

- 1) North 11 degrees 14 minutes 51 seconds East, 20.00 feet to a point,
- 2) North 9 degrees 56 minutes 07 seconds West, 180.00 feet to the point or place of BEGINNING.

**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.



2020010601013003002E141F

RECORDING AND ENDORSEMENT COVER PAGE

PAGE 1 OF 9

Document ID: 2020010601013003 Document Date: 12-30-2019 Preparation Date: 01-09-2020
Document Type: MEMORANDUM OF LEASE
Document Page Count: 6

PRESENTER:
CHICAGO TITLE INSURANCE CO. (PICK-UP)
711 THIRD AVE, 5TH FLOOR
CT19-00028-Q CB
NEW YORK, NY 10017
212-880-1200
CTINYRECORDING@CTT.COM

RETURN TO:
HOLLAND & KNIGHT LLP
ATTN: MARTIN P. MINER, ESQ.
31 WEST 52ND STREET
NEW YORK, NY 10019

PROPERTY DATA				
Borough	Block	Lot	Unit	Address
QUEENS	15537	1	Entire Lot	20-02 MOTT AVENUE
Property Type: COMMERCIAL REAL ESTATE				
Borough	Block	Lot	Unit	Address
QUEENS	15537	5	Entire Lot	20-10 MOTT AVENUE
Property Type: COMMERCIAL REAL ESTATE				

Additional Properties on Continuation Page


CROSS REFERENCE DATA
CRFN: 2018000213891

PARTIES	
LESSOR: MOTT CENTER, LLC C/O: ESTATE OF FRED STARK, 198-10 JAMAICA AVENUE HOLLIS, NY 11423	LESSEE: REDFERN FRP LLC C/O: PHIPPS HOUSES, 902 BROADWAY 13TH FLOOR NEW YORK, NY 10010

FEES AND TAXES			
Mortgage :			
Mortgage Amount:	\$	0.00	Filing Fee: \$ 100.00
Taxable Mortgage Amount:	\$	0.00	NYC Real Property Transfer Tax: \$ 0.00
Exemption:			NYS Real Estate Transfer Tax: \$ 0.00
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:	\$	121.00	
Affidavit Fee:	\$	0.00	

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

Recorded/Filed 01-14-2020 10:00
City Register File No.(CRFN):
2020000014810



Annette McHill
City Register Official Signature



2020010601013003002C169F

RECORDING AND ENDORSEMENT COVER PAGE (CONTINUATION)

PAGE 2 OF 9

Document ID: 2020010601013003

Document Date: 12-30-2019

Preparation Date: 01-09-2020

Document Type: MEMORANDUM OF LEASE

PROPERTY DATA

Borough	Block Lot	Unit	Address
QUEENS	15537 46	Entire Lot	N/A REDFERN AVENUE
Property Type: RESIDENTIAL VACANT LAND			
QUEENS	15537 50	Entire Lot	17-27 REDFERN AVENUE
Property Type: COMMERCIAL REAL ESTATE			
QUEENS	15537 51	Entire Lot	17-25 REDFERN AVENUE
Property Type: COMMERCIAL REAL ESTATE			
QUEENS	15537 53	Entire Lot	17-21 REDFERN AVENUE
Property Type: DWELLING ONLY - 2 FAMILY			
QUEENS	15537 54	Entire Lot	17-19 REDFERN AVENUE
Property Type: DWELLING ONLY - 1 FAMILY			
QUEENS	15537 55	Entire Lot	N/A REDFERN AVENUE
Property Type: COMMERCIAL REAL ESTATE			
QUEENS	15537 56	Entire Lot	17-15 REDFERN AVENUE
Property Type: DWELLING ONLY - 2 FAMILY			
QUEENS	15537 57	Entire Lot	17-11 REDFERN AVENUE
Property Type: DWELLING ONLY - 1 FAMILY			
QUEENS	15537 58	Entire Lot	17-09 REDFERN AVENUE
Property Type: DWELLING ONLY - 1 FAMILY			
QUEENS	15537 59	Entire Lot	N/A REDFERN AVENUE
Property Type: COMMERCIAL REAL ESTATE			
QUEENS	15537 60	Entire Lot	17-01 REDFERN AVENUE
Property Type: COMMERCIAL REAL ESTATE			
QUEENS	15537 63	Entire Lot	16-29 REDFERN AVENUE
Property Type: COMMERCIAL REAL ESTATE			
QUEENS	15537 65	Entire Lot	16-25 REDFERN AVENUE
Property Type: COMMERCIAL REAL ESTATE			
QUEENS	15537 100	Entire Lot	N/A AUGUSTINA AVENUE
Property Type: COMMERCIAL REAL ESTATE			



2020010601013003002C169F

RECORDING AND ENDORSEMENT COVER PAGE (CONTINUATION)

PAGE 3 OF 9

Document ID: 2020010601013003

Document Date: 12-30-2019

Preparation Date: 01-09-2020

Document Type: MEMORANDUM OF LEASE

PROPERTY DATA

Borough	Block Lot	Unit	Address
QUEENS	15537 112 Entire Lot		N/A BAYPORT PLACE
	Property Type: COMMERCIAL REAL ESTATE		
Borough	Block Lot	Unit	Address
QUEENS	15537 128 Entire Lot		N/A CENTRAL AVENUE
	Property Type: COMMERCIAL REAL ESTATE		
Borough	Block Lot	Unit	Address
QUEENS	15537 130 Entire Lot		N/A CENTRAL AVENUE
	Property Type: COMMERCIAL REAL ESTATE		

C T19-000 289

bpp

THIRD AMENDMENT TO MEMORANDUM OF LEASE
BETWEEN
MOTT CENTER, LLC, LANDLORD
AND
REDFERN FRP LLC, TENANT

Dated: *as of*
December 30, 2019

Location: 20-02 Mott Avenue, 20-10 Mott Avenue, 17-27
Redfern Avenue, 17-25 Redfern Avenue, 17-19
Redfern Avenue, 17-11 Redfern Avenue, 17-07
Redfern Avenue 17-21, 17-09 Redfern Avenue,
17-07 Redfern Avenue, 17-01 Redfern Avenue,
16-25 Redfern Avenue, Augustina Avenue, 13-25
Bayport Place, 15-08 Central Avenue, Central
Avenue

Block: 15537

Lots: 1, 5, 46, 50, 51, 53, 54, 55, 56, 57, 58, 59, 60, 63,
65, 100, 112, 128 and 130

County: Queens

City and State: New York

Record and Return to:

HOLLAND & KNIGHT LLP
31 West 52nd Street
New York, NY 10019
Attn: Martin P. Miner, Esq.

(3)

THIRD AMENDMENT TO MEMORANDUM OF LEASE

THIS THIRD AMENDMENT TO MEMORANDUM OF LEASE (this "Amendment") is made as of this 30 day of December, 2019 ("Amendment Date"), by and between MOTT CENTER, LLC, a New York limited liability company, having an address at 198-10 Jamaica Avenue, Hollis, New York 11423, as landlord ("Landlord"), and REDFERN FRP LLC, a New York limited liability company, having an address at c/o Phipps Houses, 902 Broadway, 13th Floor, New York, New York 10010, as tenant ("Tenant").

Recitals:

A. Landlord and Tenant entered into a lease dated as of June 12, 2018 (the "Lease") pursuant to which Tenant leased from Landlord certain real property located in Far Rockaway, New York, and identified on the New York City Tax Map for the Borough of Queens as Block 15537, Lots 1, 46, 50, 51, 55, 59, 100, 112, 128 and 130 ("Original Premises"), which lease was amended by that certain First Amendment to Ground Lease dated June 27, 2018, and by that certain Second Amendment to Ground Lease dated August 16, 2019;

B. The Lease is evidenced by that certain Memorandum of Lease dated June 12, 2018 recorded in the Office of the City Register of the City of New York under CRFN 2018000213891 (the "Memorandum of Lease"), which Memorandum of Lease was amended by that certain Amendment to Memorandum of Lease dated June 27, 2018 and recorded in the Office of the City Register of the City of New York under CRFN 2018000242312, and by that certain Second Amendment to Memorandum of Lease dated August 16, 2019 and recorded in the Office of the City Register of the City of New York under CRFN 2019000278063;

C. The Lease was further amended as of the Amendment Date pursuant to a Third Amendment to Ground Lease, and Landlord and Tenant wish to amend the Memorandum of Lease on the terms and conditions hereinafter set forth.

NOW, THEREFORE, Landlord and Tenant hereby give notice of the following:

1. General Provisions. Except as amended and modified by this Amendment, all of the terms, covenants, conditions, and agreements of the Memorandum of Lease shall remain in full force and effect. In the event of any conflict between the provisions of the Memorandum of Lease and the provisions of this Amendment, this Amendment shall control.

2. Description of Leased Premises. Landlord and Tenant acknowledge and agree that, as of the Amendment Date, an additional portion of the Original Premises, as has been removed from the Original Premises leased by Landlord to Tenant pursuant to the Lease. The portion of the Original Premises that remains being leased by Landlord to Tenant pursuant to the Lease is more particularly described on Exhibit A.

2. Counterparts. This Amendment may be executed in one or more counterparts, each such counterpart being deemed an original hereof and all such counterparts taken together constituting one and the same instrument.

[signatures on following page]

TENANT:

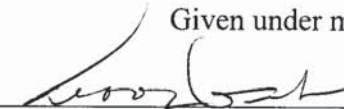
REDFERN FRP LLC

By: 
Name: Matthew Kelly
Title: Vice President

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

On Dec 17, 2019 before me, _____, personally appeared Matthew Kelly, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his/her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

Given under my hand and seal this 17 day of Dec, 2019



Notary Public

FRANJA B. GRIELEN
Notary Public, State of New York
Reg. No. 01GR4878542
Qualified In New York County
Commission Expires November 24, 2020

EXHIBIT A

AMENDED LEGAL DESCRIPTION

ALL that certain plot, piece or parcel of land situate lying and being in the Borough and County of Queens, City and State of New York Bounded and described as follows;
BEGINNING at the corner formed by the intersection of the southerly side of Nameoke Street (40 feet wide) with the easterly side of Redfern Avenue (40 feet wide);
RUNNING THENCE South 06 degrees 56 minutes 07 seconds East, along the easterly side of Redfern Avenue, 345.75 feet to an angle point;
RUNNING THENCE South 13 degrees 14 minutes 53 seconds West, continuing along the easterly side of Redfern Avenue, 303.15 feet to a point;
RUNNING THENCE South 75 degrees 30 minutes 20 seconds West, 10.96 feet to the easterly side Redfern Avenue (60 feet wide);
RUNNING THENCE South 11 degrees 26 minutes 04 seconds West, along the westerly side of Redfern Avenue, 25.78 feet to point;
RUNNING THENCE North 75 degrees 31 minutes 32 seconds East, 102.27 feet to the easterly side of Land formerly of the Long Island Railroad;
RUNNING THENCE southerly along the westerly side of the Land Formerly of the Long Island Railroad along a curve bearing to the left having a radius of 850.02 feet subtended by a chord bearing South 10 degrees 02 minutes 32 seconds West an arc length of 127.88 feet to a point;
RUNNING THENCE South 87 degrees 35 minutes 55 seconds East, 63.50 feet to a point;
RUNNING THENCE North 12 minutes 54 minutes 04.5 seconds East, 247.27 feet to a point;
RUNNING THENCE South 77 degrees 05 minutes 55.5 East, 154.25 feet to the easterly side of the Land Formerly of the Long Island Railroad;
RUNNING THENCE North 14 degrees 34 minutes 10.5 seconds West, along the easterly side of Land Formerly of the Long Island Railroad, 63.63 feet to a point;
RUNNING THENCE South 76 degrees 11 minutes 58 seconds East, 267.73 feet to the westerly side of Central Avenue (irregular width);
RUNNING THENCE North 13 degrees 01 minutes 06 seconds East along the westerly side of Central Avenue, 100.00 feet to a point;
RUNNING THENCE North 76 degrees 11 minutes 58 seconds West, 100.00 feet to a point;
RUNNING THENCE South 13 degrees 01 minutes 06 seconds West, 50.00 feet to a point;
RUNNING THENCE North 76 degrees 11 minutes 58 seconds West, 125.00 feet to a point;
RUNNING THENCE North 13 degrees 01 minutes 06 seconds East, 100.00 feet to the southerly side of Bayport Place (50 feet wide);
RUNNING THENCE North 76 degrees 11 minutes 58 seconds West, 109.30 feet to the easterly side of Land formerly of the Long Island Railroad;
RUNNING THENCE North 10 degrees 31 minutes 50 seconds West, along the westerly side of the Land Formerly of the Long Island Railroad 50.90 feet to a point;
RUNNING THENCE North 06 degrees 31 minutes 58 seconds West along the westerly side of the Land Formerly of the Long Island Railroad 3.86 feet to the northerly side of Bayport Place;
RUNNING THENCE South 76 degrees 11 minutes 58 seconds East along the northerly side of Bayport Place 106.58 feet to the westerly side of Augustina Avenue (50 feet wide);
RUNNING THENCE North 13 degrees 50 minutes 18 seconds East along the westerly side of Augustina Avenue 150.00 feet to a point;

RUNNING THENCE North 76 degrees 11 minutes 58 seconds West, 162.26 feet to the easterly side of the Land Formerly of the Long Island Railroad;

RUNNING THENCE North 06 degrees 31 minutes 58 seconds East, along the easterly side of the Land Formerly of the Long Island Railroad, 60.34 feet a point;

RUNNING THENCE Northerly along the easterly side of the Land Formerly of the Long Island Railroad and along a curve bearing to the right having a radius of 2795.93 feet subtended by a chord bearing North 03 degrees 47 minutes 17 seconds West an arc length of 72.52 feet to the division line of Tax Block 15537 and Tax Block 15529;

RUNNING THENCE North 75 degrees 55 minutes 00 seconds West, along the above mentioned division line 105.13 feet to the westerly side of the Land Formerly of the Long Island Railroad;

RUNNING THENCE Southerly along the westerly side of the Land Formerly of the Long Island Railroad, along an curve bearing to the left having a radius of 2895.93 feet an arc length of 19.16 feet to the southerly side of Nameoke Street (40 feet wide);

RUNNING THENCE North 82 degrees 23 minutes 30 seconds East, along the southerly side of Nameoke Street 137.38 feet to the easterly side of Redfern Avenue the corner, the point or place

BEGINNING

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

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RECORDING AND ENDORSEMENT COVER PAGE

PAGE 1 OF 10

Document ID: 2018062501260001 Document Date: 06-12-2018 Preparation Date: 06-25-2018
Document Type: MEMORANDUM OF LEASE
Document Page Count: 8

PRESENTER:
CHICAGO TITLE INSURANCE CO. (PICK-UP)
711 THIRD AVE, 5TH FLOOR
CT15-00297-Q CB
NEW YORK, NY 10017
212-880-1200
CTINYRECORDING@CTT.COM

RETURN TO:
CHICAGO TITLE INSURANCE CO. (PICK-UP)
711 THIRD AVE, 5TH FLOOR
NEW YORK, NY 10017
212-880-1200

PROPERTY DATA

Borough	Block	Lot	Unit	Address
QUEENS	15537	1	Entire Lot	20-02 MOTT AVENUE

Property Type: COMMERCIAL REAL ESTATE

Borough	Block	Lot	Unit	Address
QUEENS	15537	46	Entire Lot	N/A REDFERN AVENUE

Property Type: RESIDENTIAL VACANT LAND

Additional Properties on Continuation Page

CROSS REFERENCE DATA

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

PARTIES

LESSOR:
MOTT CENTER, LLC
C/O: ESTATE OF RITA STARK, 198-10 JAMAICA AVENUE
HOLLIS, NY 11423

LESSEE:
REDFERN FRP LLC
C/O: PHIPPS HOUSES, 902 BROADWAY, 13TH FLOOR
NEW YORK, NY 10010

FEES AND TAXES

Mortgage :		Filing Fee:	
Mortgage Amount:	\$ 0.00		\$ 100.00
Taxable Mortgage Amount:	\$ 0.00	NYC Real Property Transfer Tax:	\$ 0.00
Exemption:		NYS Real Estate Transfer Tax:	\$ 92,732.00
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:	\$ 104.00		
Affidavit Fee:	\$ 0.00		

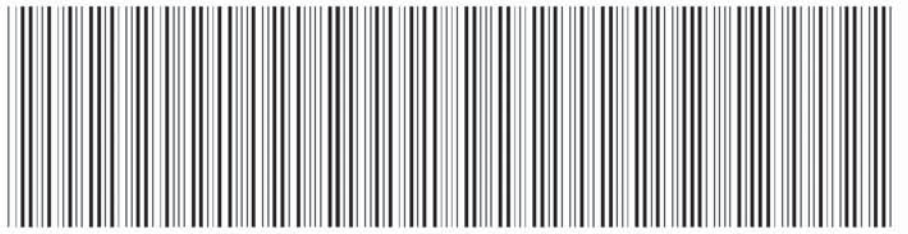
**RECORDED OR FILED IN THE OFFICE
OF THE CITY REGISTER OF THE**

CITY OF NEW YORK
Recorded/Filed 06-27-2018 17:03
City Register File No.(CRFN):
2018000213891



Annette McMill

City Register Official Signature



2018062501260001001C4C17

RECORDING AND ENDORSEMENT COVER PAGE (CONTINUATION)

PAGE 2 OF 10

Document ID: 2018062501260001

Document Date: 06-12-2018

Preparation Date: 06-25-2018

Document Type: MEMORANDUM OF LEASE

PROPERTY DATA

Borough	Block Lot	Unit	Address
QUEENS	15537 50 Entire Lot		17-27 REDFERN AVENUE
	Property Type: COMMERCIAL REAL ESTATE		
Borough	Block Lot	Unit	Address
QUEENS	15537 51 Entire Lot		17-25 REDFERN AVENUE
	Property Type: COMMERCIAL REAL ESTATE		
Borough	Block Lot	Unit	Address
QUEENS	15537 55 Entire Lot		N/A REDFERN AVENUE
	Property Type: COMMERCIAL REAL ESTATE		
Borough	Block Lot	Unit	Address
QUEENS	15537 59 Entire Lot		N/A REDFERN AVENUE
	Property Type: COMMERCIAL REAL ESTATE		
Borough	Block Lot	Unit	Address
QUEENS	15537 100 Entire Lot		N/A AUGUSTINA AVENUE
	Property Type: NON-RESIDENTIAL VACANT LAND		
Borough	Block Lot	Unit	Address
QUEENS	15537 112 Entire Lot		N/A BAYPORT PLACE
	Property Type: COMMERCIAL REAL ESTATE		
Borough	Block Lot	Unit	Address
QUEENS	15537 128 Entire Lot		N/A CENTRAL AVENUE
	Property Type: COMMERCIAL REAL ESTATE		
Borough	Block Lot	Unit	Address
QUEENS	15537 130 Entire Lot		N/A CENTRAL AVENUE
	Property Type: COMMERCIAL REAL ESTATE		

MEMORANDUM OF LEASE

8pp-

This MEMORANDUM OF LEASE (this "Memorandum"), dated as of June 12, 2018 is by and between MOTT CENTER, LLC, a New York limited liability company, having an address at 198-10 Jamaica Avenue, Hollis, New York 11423, as landlord ("Landlord"), and REDFERN FRP LLC, a New York limited liability company, having an address at c/o Phipps Houses, 902 Broadway, 13th Floor, New York, New York 10010, as tenant ("Tenant").

Landlord and Tenant hereby acknowledge the following:

1. Lease

Landlord and Tenant have entered into a certain lease of Landlord's interest in the Premises (as hereinafter defined), dated as of June 12, 2018 (the "Lease").

2. Date of Execution of Lease

June 12, 2018 (the "Effective Date")

3. Name and Address of Landlord

MOTT CENTER, LLC
198-10 Jamaica Avenue
Hollis, New York 11423

4. Name and Address of Tenant

REDFERN FRP LLC
c/o Phipps Houses
902 Broadway, 13th Floor
New York, New York 10010

5. Description of Leased Premises in the Form Contained in the Lease

The "Premises" consist of that certain real property located in Far Rockaway, New York, and identified on the New York City Tax Map for the Borough of Queens as Block 15537, Lots 1, 46, 50, 51, 55, 59, 100, 112, 128 and 130, which real property is more particularly described on Schedule A attached hereto (the "Land") and the Buildings (as defined on Schedule B attached hereto).

6. Initial Term of Lease and Extension Terms

The term of the Lease is to commence on the date when certain conditions precedent set forth in the Lease are met, including, without limitation, that Tenant has closed on construction financing satisfactory to Tenant ("Commencement Date") and to terminate on the day which

immediately precedes the 99th anniversary of the Commencement Date (the "Fixed Expiration Date"), unless sooner terminated in accordance with the terms and provisions of the Lease.

7. Purchase Option

Tenant has the right to purchase the Premises, which right shall be exercised within a period of time that is stated in the Lease, subject to the terms set forth in the Lease.

8. Put Option

Landlord has the right to sell the Premises to Tenant, which right shall be exercised by Landlord during a period of time set forth in the Lease, subject to the terms set forth in the Lease.

9. Restrictions on Use of Tenant's Retail Space

In the event that Tenant enters into retail subleases with subtenants for certain retail space in the Premises, such subleases will be subject to restrictions on the use of such space, as set forth in the Lease.

10. Counterparts.

This Memorandum may be executed in one or more counterparts, each such counterpart being deemed an original hereof and all such counterparts taken together constituting one and the same instrument.

11. Terms of Lease Govern

This Memorandum of Lease is intended solely to summarize certain of the provisions of the Lease, for filing purposes only, in compliance with the provisions of Article 9 of the Real Property Law of the State of New York. This Memorandum of Lease is not intended to modify, amend, supplement or otherwise add to any of the terms, conditions and provisions of the Lease and, in the event of any inconsistencies between the provisions of the Lease and this Memorandum of Lease, the provisions of the Lease will prevail.

[Remainder of Page Intentionally Left Blank]

IN WITNESS WHEREOF, the parties have hereunto executed this Memorandum of Lease as of the day and year first above written.

LANDLORD:

MOTT CENTER, LLC

By: Jamaica Avenue Property Management, LLC
Its Manager

By: Estate of Fred Stark
Its sole member

By: Elizabeth Farrell
Elizabeth Farrell, Administratrix, cta

TENANT:

REDFERN FRP LLC

By: Phipps Houses, its sole member

By: [Signature]
Name: Adam Weinstein
Title: President

STATE OF NEW YORK)
)ss:
COUNTY OF Queens)

On June 7 ²⁰¹⁸ before me, _____, personally appeared Elizabeth Farrell, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his/her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

Given under my hand and seal this 7 day of June, 2018.

Mary Runko
Notary Public

MARY RUNKO
Notary Public, State of New York
No. 01RU6151432
Qualified in Queens County
Commission Expires 8/14/2018

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

On June 7, 2018 before me, _____, personally appeared Adam Weinstein, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his/her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

Given under my hand and seal this 7th day of June, 2018.

[Signature]
Notary Public

OLIVER GOTTFRIED CHASE
NOTARY PUBLIC-STATE OF NEW YORK
NO. 02CH6200057
Qualified in Queens County
My Commission Expires January 26, 2021

SCHEDULE A
TO
MEMORANDUM OF LEASE
DESCRIPTION OF PREMISES

Queens County, Block 15537, Lots 1, 46, 50, 51, 55, 59, 100, 112, 128 and 130

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

BEGINNING at the corner formed by the intersection of the easterly side of Redfern Avenue (60 feet wide) with the northerly side of Mott Avenue (60 feet wide);

RUNNING THENCE South 87 degrees 50 minutes 28 seconds East along the northerly side of Mott Avenue 80.94 feet to an angle point;

RUNNING THENCE South 87 degrees 40 minutes 20 seconds East continuing along the northerly side of Mott Avenue, 166.24 feet to a point of curvature;

RUNNING THENCE easterly continuing along the northerly side of Mott Avenue, along a curve bearing to the left having a radius of 507.52 feet an arc length of 102.12 feet to a point;

RUNNING THENCE North 06 degrees 54 minutes 13.6 seconds West, 84.09 feet to a point;

RUNNING THENCE North 83 degrees 05 minutes 46.4 seconds East, 70.00 feet to a point;

RUNNING THENCE South 17 degrees 54 minutes 25.6 seconds East, 63.09 feet to the westerly side of Central Avenue (irregular width);;

RUNNING THENCE northerly along the westerly side of Central Avenue, along a curve bearing to the left having a radius feet of 95.00 feet an arc length of 61.51 feet to a point of tangency;

RUNNING THENCE continuing along the westerly side of Central Avenue North 07 degrees 54 minutes 11.4 seconds East, 0.04 feet to a point;

RUNNING THENCE North 17 degrees 54 minutes 26 seconds West, 244.81 feet to a point;

RUNNING THENCE North 75 degrees 59 minutes 14 seconds West, 73.00 feet to the land now or formerly of the Long Island Railroad;

RUNNING THENCE northerly along the land now or formerly of the Long Island Railroad along a curve bearing to the right having a radius of 934.00 feet an arc length of 205.90 feet being subtended by a chord bearing North 00 degrees 01 minutes 04.4 seconds East a chord distance of 205.48 feet to a point;

RUNNING THENCE North 14 degrees 34 minutes 10.38 seconds West continuing along the land now or formerly of the Long Island Railroad, 84.92 feet to a point;

RUNNING THENCE South 76 degrees 11 minutes 58 seconds East, 267.73 feet to the westerly side of Central Avenue;

RUNNING THENCE along the westerly of Central Avenue, North 13 degrees 01 minutes 5.6 seconds East, 100.00 feet to a point;

RUNNING THENCE North 76 degrees 11 minutes 58 seconds West, 100.00 feet to a point;

RUNNING THENCE South 13 degrees 01 minutes 5.6 seconds West, 50.00 feet to a point;

RUNNING THENCE North 76 degrees 11 minutes 58 seconds West, 125.00 feet to a point;

RUNNING THENCE North 13 degrees 01 minutes 5.6 seconds East, 100 feet to the southerly side of Bayport Place (50 feet wide);

RUNNING THENCE along the southerly side of Bayport Place, North 76 degrees 11 minutes 58 seconds West, 109.30 feet to the land now or formerly of the Long Island Railroad;

RUNNING THENCE along the land now or formerly of the land now or formerly of the Long Island Railroad North 10 degrees 31 minutes 50 seconds West, 50.90 feet to a point;

RUNNING THENCE continuing along the land now or formerly of the Long Island Railroad North 06 degrees 31 minutes 58 seconds West, 3.86 feet to the northerly side of Bayport Place;

RUNNING THENCE easterly along the northerly side of Bayport Place, South 76 degrees 11 minutes 58 seconds East, 106.58 feet to the westerly side of Augustina Avenue (50' wide);

RUNNING THENCE along the westerly side of Augustina Avenue, North 13 degrees 50 minutes 18.2 seconds East, 150.00 feet to a point;

RUNNING THENCE North 76 degrees 11 minutes 58 seconds West, 162.26 feet to the land now or formerly of the Long Island Railroad;

RUNNING THENCE along the land now or formerly of the Long Island Railroad South 06 degrees 31 minutes 58 seconds West, 60.20 to a point;

RUNNING THENCE northerly continuing along the land now or formerly of the Long Island Railroad along a curve bearing to the right having a radius of 2795.93 feet subtended by a chord bearing North 03 degrees 47 minutes 17 seconds West an arc length of 72.52 feet to a point;

RUNNING THENCE North 75 degrees 55 minutes 00 seconds West, 105.13 feet to the northerly boundary of the land now or formerly of the Long Island Railroad;

RUNNING THENCE Southerly along the land now or formerly of the Long Island Railroad the following three (3) courses and distances;

THENCE along a curve bearing to the left having a radius of 3260.78 feet an arc length of 106.86 feet, being subtended by a chord bearing South 03 degrees 47 minutes 55 seconds East to a point;

THENCE South 05 degrees 08 minutes 18 seconds East, 51.00 feet to a point;

THENCE along a curve bearing to the right having a radius of 1115.28 feet an arc length of 267.26 feet being subtended by a chord bearing South 01 degree 45 minute 19 seconds West a chord length of 266.62 feet to a point;

RUNNING THENCE North 76 degrees 45 minutes 07 seconds West, 104.28 feet to the easterly side of Redfern Avenue (40 feet wide);

RUNNING THENCE along the easterly side of Redfern Avenue, South 13 degrees 14 minutes 53 seconds West, 22.00 feet to a point;

RUNNING THENCE South 76 degrees 45 minutes 07 seconds East, 105.85 feet to the land now or formerly of the Long Island Railroad;

RUNNING THENCE southerly along the land now or formerly of the Long Island Railroad along a curve bearing to the right having a radius of 1115.28 feet an arc length of 72.04 feet being subtended by a chord bearing South 11 degrees 36 minutes 14 seconds West a chord length of 72.03 feet to point;

RUNNING THENCE North 76 degrees 45 minutes 07 seconds West, 107.91 feet to the easterly side of Redfern Avenue (40 feet wide);

RUNNING THENCE South 13 degrees 14 minutes 53 seconds West along the easterly side of Redfern Avenue, 24.00 feet to a point;

RUNNING THENCE South 76 degrees 45 minutes 07 seconds East, 107.57 feet to the land now or formerly of the Long Island Railroad;

RUNNING THENCE southerly along the land now or formerly of the Long Island Railroad along a curve bearing to the right having a radius of 1115.28 feet an arc length of 26.32 feet being subtended by a chord bearing South 15 degrees 21 minutes 49 seconds West a chord distance of 26.32 feet to a point;

RUNNING THENCE South 16 degrees 21 minutes 24 seconds West, 25.49 feet to a point;

RUNNING THENCE North 76 degrees 45 minutes 07 seconds West, 105.22 feet to the easterly side of Redfern Avenue (40 feet wide);

RUNNING THENCE South 13 degrees 14 minutes 53 seconds West, along the easterly side of Redfern Avenue, 113.10 feet to a point;

RUNNING THENCE North 75 degrees 30 minutes 20 seconds East, 10.96 feet to the easterly side of Redfern Avenue (50 feet wide);

RUNNING THENCE South 11 degrees 26 minutes 04 Seconds West along the easterly side of Redfern Avenue, 25.78 feet to point;

RUNNING THENCE North 75 degrees 31 minutes 32 seconds East, 102.27 feet to the land now or formerly of the Long Island Railroad;

RUNNING THENCE Southerly along the land now or formerly of the Long Island Railroad along a curve bearing to the left having a radius of 850.02 feet an arc length of 127.88 feet being subtended by a chord bearing South 10 degrees 02 minutes 34 seconds West a chord length of 127.76 feet to a point;

RUNNING THENCE North 87 degrees 35 minutes 55.5 seconds West, 77.39 feet to the easterly side of Redfern Avenue (50 feet wide);

RUNNING THENCE Southerly along the easterly side of Redfern Avenue South 6 degrees 52 minutes 55.5 seconds East, 360.96 feet to the corner the point or place of BEGINNING

**FAR ROCKAWAY PROJECT—PHASE 3
DEVELOPMENT**

**Brownfield Cleanup Program Application
Property Eligibility Information**

**Part B Section VIII.
Attachment 7**

Far Rockaway Project—Phase 3 Development

Brownfield Cleanup Program Application Property Eligibility Information

Part B Section VIII. Attachment 7

1. According to the Sanborn Fire Insurance Maps the past usage of the site is the following: by 1890 the site being part of the Long Island Rail Road (LIRR), which included a railroad yard, depot and one track line. By 1895 the LIRR appears to have increased its usage of the site by adding multiple lines, multiple coal bins, pumps, engine rooms, oil house, freight depot and associated tank. The 1912 Sanborn map indicates additional track lines and a garage with an underground storage tank. In 1981 the Rockaway Shopping Center is denoted near the center of the proposed development site and by 1985 all denotations made to the LIRR are gone. The past usage, according to the Sanborn maps does indicate a source of contamination. There are no additional records for the former tanks, soil removals, or remediation from the LIRR demolition.
2. The property was previously utilized by the LIRR as indicated in the New York City Department of Buildings' (NYCDOB) Certificate of Occupancy. In addition the NYCDOB records indicate that the LIRR applied to store combustibles on Site.
3. According to the City Directory searched for the Site, historical usage was various commercial and residential businesses. Notable listings include wastepaper facility and recycling center at 16-29 Redfern Avenue.
4. Phase I for August 2016 identified the address 16-29 Redfern Avenue was used by Devon On Site Repair Inc., which serviced school buses.

Past uses identified above, have contaminated the property through on-site use and/or disposal of materials.

Contaminants associated with prior uses of the Site are present in soil and soil vapor at concentrations that require remediation. The contaminant concentrations in soil exceed applicable Unrestricted Use Soil Cleanup Objective (SCO) which is the applicable SCO for the proposed development. The contaminant concentration in groundwater exceed applicable TOGS standards. Additionally, soil vapor was detected.

**FAR ROCKAWAY PROJECT—PHASE 3
DEVELOPMENT**

**Brownfield Cleanup Program Application
Contact List Information**

**Part B Section IX.
Attachment 8**

FAR ROCKAWAY PROJECT

Brownfield Cleanup Program Application Contact List Information

Part B Section IX. Attachment 8

1. Government Contacts

City of New York:

Hon. Bill de Blasio
NYC Mayor
City Hall
New York, NY 10007

Hon. Scott M. Stringer
NYC Comptroller
1 Centre Street
New York, NY 10007
Email: action@comptroller.nyc.gov

Hon. Jumaane D. Williams
Public Advocate
1 Centre Street
New York, NY 10007
Email: reception@advocate.nyc.gov

Hilary Semel
Mayor's Office of Environmental Coordination
100 Gold Street – 2nd Floor
New York, NY 10038

Queens County Clerk's Office
County of Queens
Audrey I. Pheffer, County Clerk
Room 244 89-17 Sutphin Blvd
Jamaica, NY 11435

NYCDEP
Vincent Sapienza, Commissioner
59-17 Junction Blvd. – 13th Floor
Flushing, NY 11373

New York City Department of City Planning
Marisa Lago, Chair, City Planning Commission
Department of City Planning
22 Reade Street
New York, NY 10007-1216

New York City Councilperson
Donavan J Richards
District 31
1931 Mott Avenue, Suite 410
Far Rockaway, NY 11691

Queens Borough President
Sharon Lee
Borough President
120-55 Queens Blvd.
Kew Gardens, NY 11424

Queens Community Board 14
Dolores Orr, Chairperson
1931 Mott Avenue
Far Rockaway, NY 11691
Email: cbrock14@nyc.rr.com

State of New York:

James Sanders Jr.
New York State Senator
District 10
1931 Mott Avenue
Far Rockaway, NY 11691
Email: sanders@nysenate.gov

New York State Assembly
District 31
1931 Mott Avenue
Far Rockaway, NY 11691
Phone: 718-327-1845

New York State Department of Environmental Conservation:
Jane O'Connell
NYSDEC
47-40 21st Street
Long Island City, NY 11101
Email: jane.oconnell@dec.ny.gov

United States Government:

The Honorable Charles E. Schumer
US Senate
757 Third Avenue, Room 1702
New York, NY 10017

The Honorable Kirsten E. Gillibrand
US Senate
780 Third Avenue, Suite 2601
New York, NY 10017

Representative
Gregory W. Meeks
State Representative, District 5
67-12 Rockaway Beach Blvd.
Arverne, NY 11692

2. Residents, owners, and occupants of site and properties immediately adjacent

Owner of Site

County: Queens; Block: 15537; Lots: 46, 50, 51, 55, 59, 112, 128, 130 and part of 1

Owner: Mott Center LLC
Attn: Harold Stark
19810 Jamaica Avenue
Jamaica, NY 11423
Phone: (718) 465-3600
Current occupant: None

County: Queens; Block: 15537; Lots: 53, 54, 56, 57, 58, 60, and part of 63

Owner: Redfern FRP LLC
Attn: Matthew Kelly
902 Broadway, 13th Floor
New York, NY 10010
Phone: (212) 243-9090
Current occupant: None

Adjacent to North

County: Queens; Block: 15537; Lot: 100

No Address/ Northwest corner of Augustina Avenue and Bayport Place
Owner: Mott Center, LLC
80 State Street
Albany, NY 12207
Current occupant: None

County: Queens; Block: 15537; Lot: 125

15-02 Far Rockaway Boulevard (Central Avenue)
Owner: Verizon New York Inc.
60 Hidden Ridge
Irving, TX 75038
Current occupant: Verizon

County: Queens; Block: 15537; Lot: 65

16-25 Redfern Avenue
Owner: Redfern FRP LLC
902 Broadway, 13th Floor
New York, NY 10010
Current occupant: None

Adjacent to South

County: Queens; Block: 15537; Lot: 1

Address: 20-02 Mott Avenue

Owner: Mott Center, LLC

80 State Street

Albany, NY 12207

Current Occupant: None, but currently under construction

Adjacent to West

County: Queens; Block: 15537; Lot: 40

Address: 18-01 Redfern Avenue

Owner: Temple Church

18-01 Redfern Avenue

Far Rockaway, NY 11691

Current occupant: Living Rock Ministries

Across Redfern to the west

County: Queens; Block: 15527; Lot: 41

Address: None. Located on the northwest corner of Redfern Avenue and Dix Avenue

Owner: H Kelly/Tem/CH/God/Ch

18-01 Redfern Avenue

Far Rockaway, NY 11691

Current occupant: None, vacant land

County: Queens; Block: 15527; Lot: 33

Address: 17-20 Redfern Avenue

Owner: Kelvin Hunter

18-01 Redfern Avenue

Far Rockaway, NY 11691

Current occupant: Residential

County: Queens; Block: 15527; Lot: 31

Address: 17-16 Redfern Avenue

Owner: Eileen Cheeanam

18-01 Redfern Avenue

Far Rockaway, NY 11691

Current occupant: Residential

County: Queens; Block: 15527; Lot: 24

Address: 21-07 Birdsal Avenue

Owner: Creekhill Realty LLC

718 Atlantic Avenue

Brooklyn, NY 11217

Current occupant: Residential

County: Queens; Block: 15526; Lot: 42

Address: 21-02 Birdsal Avenue

Owner: Louise Scott

21-02 Birdsal Avenue

Far Rockaway, Queens NY 11691

Current occupant: Residential

Adjacent to East

County: Queens; Block: 15537; Lot: 137

Address: 15-26 Central Avenue

Owner: 1526 Central Ave LLC

3251 3rd Avenue, 2nd Floor

Bronx, New York 10456

Current occupant: Challenge Charter School

County: Queens; Block: 15537; Lot: 133

Address: 15-20 Central Avenue

Owner: 3480 Third Avenue Owner Realty LLC

3475 Third Avenue

Bronx, NY 10456

Current occupant: School undergoing renovations

Across Central to the East

County: Queens; Block: 15545; Lot: 32

Address: 1149 Central Avenue

Owner: Prime Health Services

1509 Central Avenue

Far Rockaway, NY 11691

Current occupant: Central Assisted Living

County: Queens; Block: 15545; Lot: 29

Address: 15-13 Central Avenue

Owner: Central Acquisitions 3, LLC

1509 Central Avenue

Far Rockaway, NY 11691

Current occupant: Heshy Markovits Building

County: Queens; Block: 15545; Lot: 28

Address: 15-13 Central Avenue

Owner: Central Acquisitions 3, LLC

1509 Central Avenue

Far Rockaway, NY 11691

Current occupant: Heshy Markovits Building

County: Queens; Block: 15545; Lot: 26

Address: 15-21 Central Avenue

Owner: Full Gospel Tabernacle of Faith Church Inc.

53 Gate Road

Valley Stream, NY 11581

Current occupant: Jewish Community Council of Rockaway Peninsula (JCCRP)

3. Local news media

New York Post

1211 Avenue of the Americas

New York, New York 10036

New York Daily News

125 Theodore Conrad Drive

Jersey City, NJ 07305

Attn: Roberta Lattimore

4. Administrator of Any School or Day Care facility located on or near the Site

Challenge Charter Middle School (adjacent)
1526 Central Avenue
Far Rockaway, NY 11691
Mavgar Mondesir-Gordon, Principal
(718) 327-4040

Miss D's Playgroup (adjacent)
1526 Central Avenue
Far Rockaway, NY 11691
(718) 327-3767

Church of God Christian Academy (adjacent)
1332 Central Avenue
Far Rockaway, NY 11691
Charmaine Jean-Baptiste, Principal
(718) 327-9590

Kids Time Child Care (.1-mile)
10-50 Beach 22nd Street
Far Rockaway, NY 11691
(718) 868-4867

Island Child Development Center (.2-mile)
1854 Cornaga Avenue
Far Rockaway, NY 11691
(516) 485-1000

Public School # 253 (.2-mile)
1307 Central Avenue
Far Rockaway, NY 11691
Lisa Speroni, Principal
(718) 332-3331

Public Middle School # 53 (.2-mile)
10-45 Nameoke Street
Far Rockaway, NY 11691
Zoanne Wilkins, Principal
(718) 471-6900

Redfern Early Childcare Center (.4-mile)
1279 Redfern Avenue
Far Rockaway, NY 11691
(718) 471-2029

Rockaway Child Care Center (.4-mile)
1466 Beach Channel Drive
Far Rockaway, NY 11691
(718) 327-1384

Public School # 215 (.5-mile)
535 Briar Place
Far Rockaway, NY 11691
Antonella Bove, Principal
(718) 339-2464

Lovable Kids Day Care (.5-mile)
1070 Dickens Street
Far Rockaway, NY 11691
(718) 327-9234

Public Middle School # 104 (.6-mile)
26-01 Mott Avenue
Far Rockaway, NY 11691
Kathleen Grady, Principal
(718) 327-1910

Fredrick Douglas Academy VI High School (.7-mile)
821 Bay 25th Street
Far Rockaway, NY 11691
Deborah Burnett, Principal
(718) 471-2154

Public School 197 (.7-mile)
825 Hicksville Road
Far Rockaway, NY 11691
Christina Villavicencio, Principal
(718) 327-1083

Yeshiva of Far Rockaway (.7-mile)
802 Hicksville Road
Far Rockaway, NY 11691
Not listed, Principal
(718) 327-7600

5. Document Repository

Queens Public Library, Far Rockaway Branch

Library Manager, Sharon Anderson
1637 Central Avenue
Far Rockaway, NY 11691
(718) 327-2549
Email: Shanderson@queenslibrary.org

Queens Community Board 14

Chairperson, Dolores Orr
1931 Mott Avenue, Room 311
Far Rockaway, NY 11691
(718) 471-7300
Email: qn14@cb.nyc.gov

Copies of the document repository request letters are attached in Appendix F. Due to the Corona Virus Pandemic, the libraries are temporarily closed and were unable to be reached during the generation of the BCP application. However, we suspect that the

Queens Public Library will act as document repository as it has accepted documents for the Phase I BCP site.

6. Community, Civic, Religious and other Educational Institutions

Redfern Community Center
1302 Redfern Avenue
Far Rockaway, NY 11691

Jewish Community Council
1525 Central Avenue #1
Far Rockaway, NY 11691

Sorrentino Recreation Center
18-48 Cornaga Avenue
Far Rockaway, NY 11691

Bayswater Jewish Center
2355 Healy Avenue
Far Rockaway, NY 11691

The Church of Jesus Christ of Latter-day Saints
1600 Central Avenue #1
Far Rockaway, NY 11691

Far Rockaway Church of Christ
21-25 Nameoke Avenue
Far Rockaway, NY 11691

Community Church – The Nazarene
1414 Central Avenue
Far Rockaway, NY 11691

Bethel Temple Church of God
18-74 Mott Avenue
Far Rockaway, NY 11691

Prince of Peace Pentecostal
1835 Mott Avenue
Far Rockaway, NY 11691

**FAR ROCKAWAY PROJECT—PHASE 3
DEVELOPMENT**

**Brownfield Cleanup Program Application
Land Use Factors**

**Part B Section X.
Attachment 9**

Far Rockaway Project—Phase 3 Development

Brownfield Cleanup Program Application Land Use Factors

Part B Section X. Attachment 9

Proposed Site Name: Far Rockaway Project—Phase 3 Development

Address/Location: Working address is 17-01 Redfern Avenue, Far Rockaway, New York 11691. The Property consists of tax Block 15537 and Lots 46, 50, 51, 53, 54, 55, 56, 57, 58, 59, 60, 112, 128, 130, and portions of lots 1 and 63.

Question 1: The current zoning designation is R7-1/C2-4 and is consistent with the planned development.

Question 2: The lots are currently vacant and not used for any purposes. Operations at the Lots ceased in early 2019 and the last building was demolished in September 2019.

Question 3: Under the Brownfield Cleanup Program, the Volunteer plans to remediate the Site for the development of three newly constructed buildings that will include a total of approximately 560,848 square feet of residential space (545 units), approximately 4,107 square feet of commercial/community facility space, approximately 6,858 square feet of community facility space and 142 parking spaces in a below-grade garage. The proposed buildings range in height from four to 15 stories, with the lowest heights along Redfern Avenue and the tallest building heights on the interior of the site along newly created streets.

Question 4: Yes, the surrounding area is in need of affordable housing. This project will support the New York City agenda to increase affordable housing for New Yorkers. The surrounding area includes multiple housing developments of a similar nature.

Question 5 – Yes, the current zoning is consistent with the planned development. The project involves redevelopment of property located within Sub-District A of the Special Downtown Far Rockaway District, which was adopted by the City of New York as a part of the Downtown Far Rockaway Urban Renewal Area and is located within the Urban Renewal Area. See Figures 6 and 7 for additional information.

Question 6 – Yes, the Rockaway Village project contributes to the revitalization efforts underway in Downtown Far Rockaway and represents an import part of the Downtown area’s evolving narrative. See Figures 6, 7 and 8 for additional information.

**FAR ROCKAWAY PROJECT—PHASE 3
DEVELOPMENT**

**Brownfield Cleanup Program Application
Statement of Certification and Signatures**

**Part B Section XI.
(see application)**

Figures



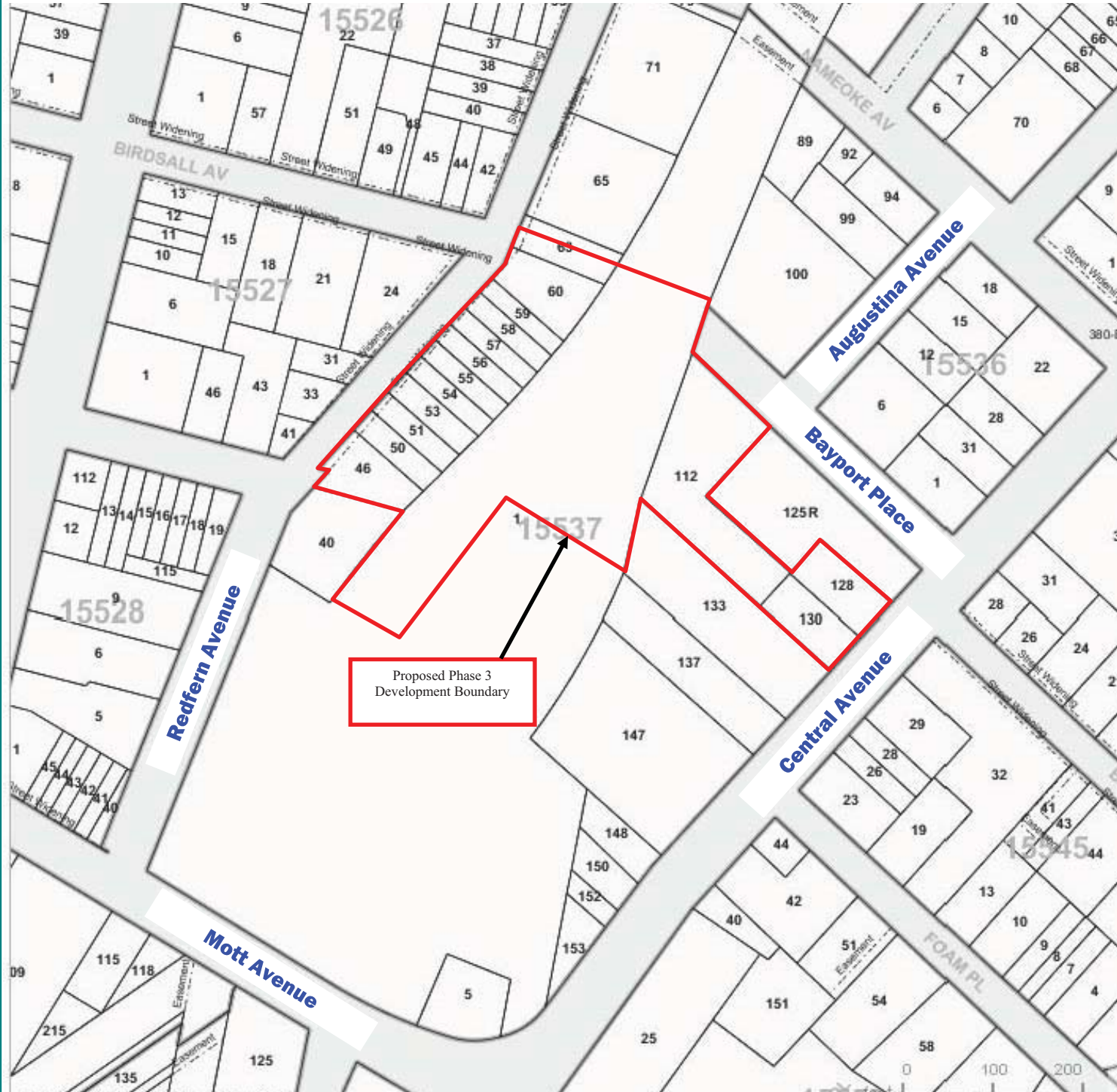
N

Adapted from Google Maps



CA RICH CONSULTANTS, INC.
 17 Dupont Street,
 Plainview, NY 11803

TITLE:		DATE:
Property Location Map		04/26/2019
		SCALE: Not to Scale
FIGURE:	Far Rockaway Project Phase 3 Development Far Rockaway, NY	DRAWN BY:
1		T.B.
DRAWING:		APPR. BY:
		J.C.



Proposed Phase 3
Development Boundary

Notes:

1. Phase 3 Development includes Lots 46, 50, 51, 53, 54, 55, 56, 57, 58, 59, 60, 112, 128, 130 and part of Lots 1 and 63



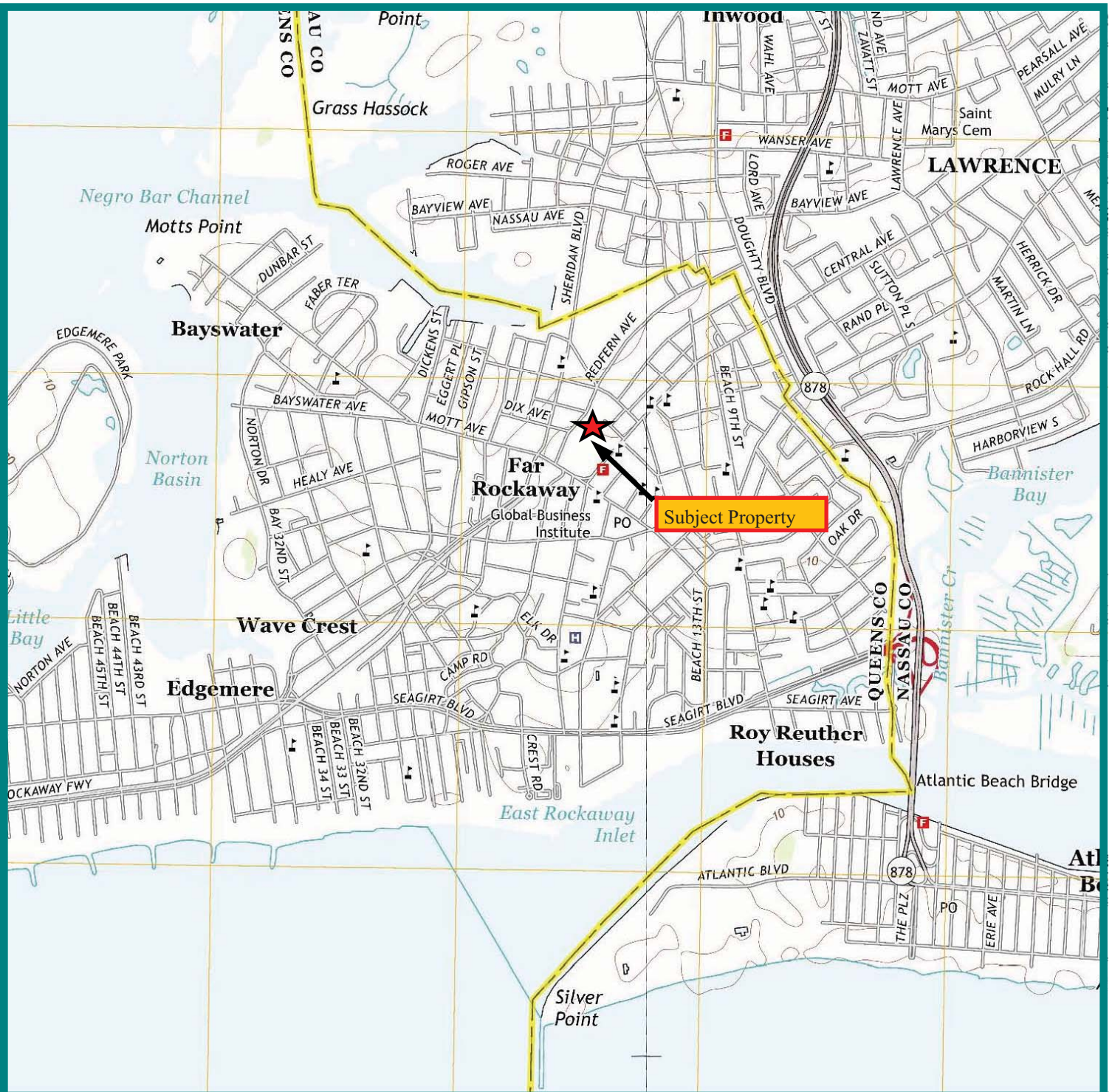
N

Adapted from NYCDOF Tax Map



CA RICH CONSULTANTS, INC.
17 Dupont Street,
Plainview, NY 11803

TITLE: County Tax Map		DATE: 04/27/2020
		SCALE: As Shown
FIGURE: 2	Far Rockaway Project Phase 3 Development Far Rockaway, NY	DRAWN BY: J.T.C.
DRAWING:		APPR. BY: R.J.I.



USGS 7.5 Minute Topographic Quadrangle Map, Rockaway 2013. Adjacent 7.5 Minute Topographic Quadrangles: NE Lynbrook, SE Lawrence, NW Jamaica—all 7.5 Minute.

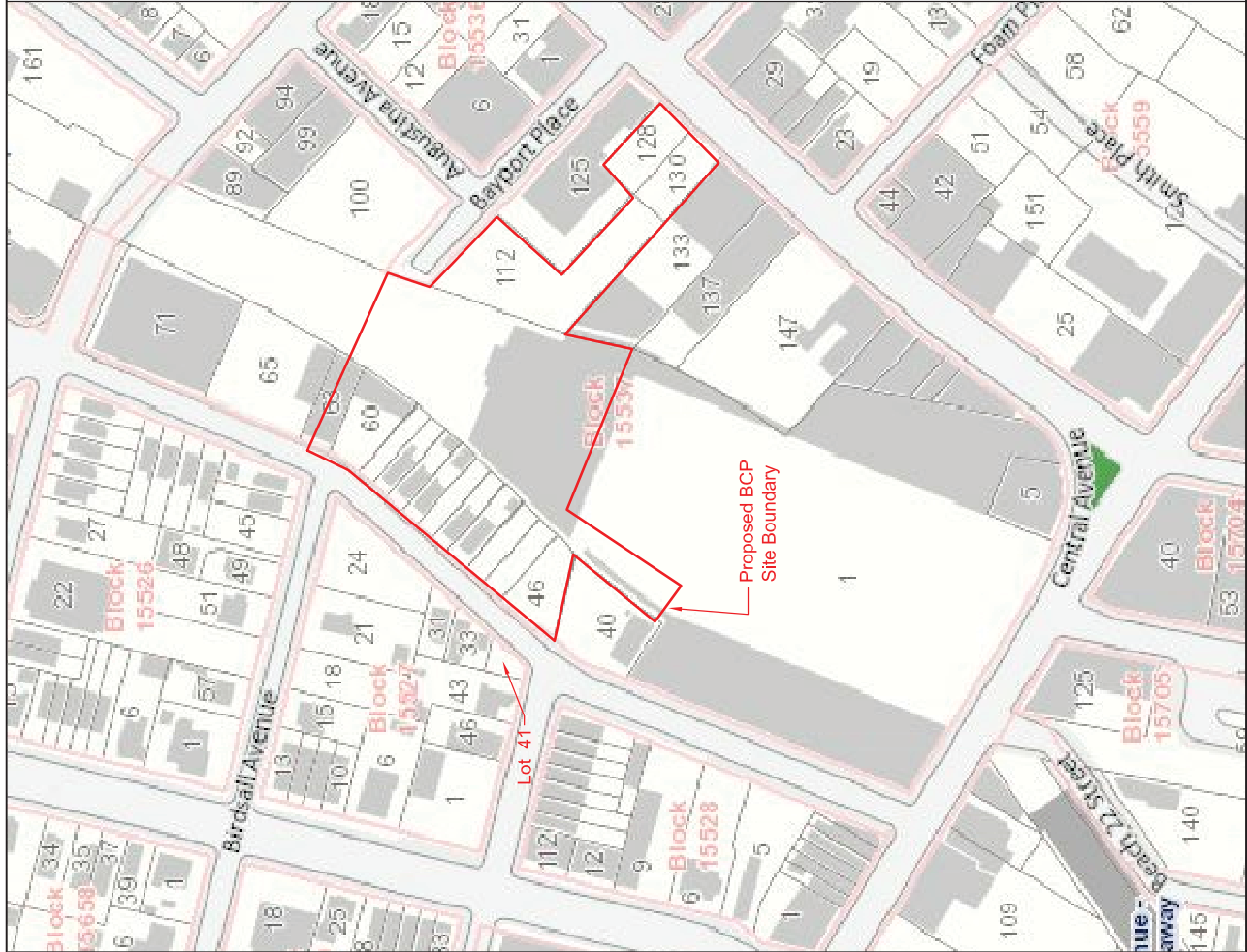
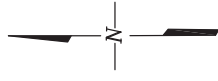


CA RICH CONSULTANTS, INC.
 17 Dupont Street,
 Plainview, NY 11803

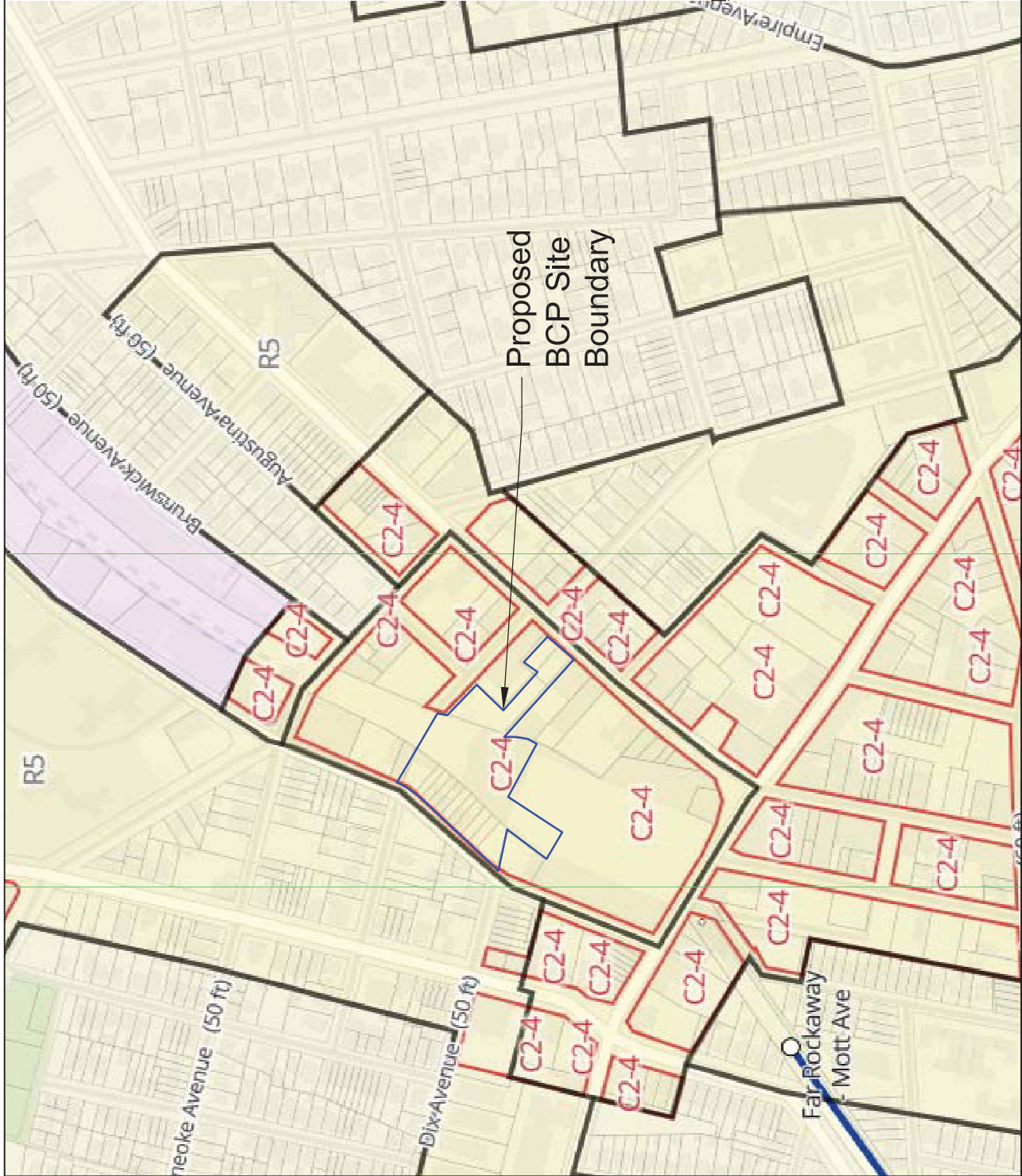
TITLE: Site Location on USGS 7.5 Minute Topographic Quadrangle Map		DATE: 04/26/2019
		SCALE: Not to Scale
FIGURE: 4	Far Rockaway Project Phase 3 Development Far Rockaway, NY	DRAWN BY: T.B.
DRAWING:		APPR. BY: J.C.

Current Surrounding Property Owners

1. Block 15537 Lot 65
16-25 Redfern Avenue
Owner: FRP LLC
2. Block 15537 Lot 100
No address/NW Corner of Augustina Avenue and Bayport Place
Owner: Mott Center LLC
3. Block 15537 Lot 125
15-02 Far Rockaway Blvd (Central Ave)
Owner: Verizon
4. Block 15537 Lot 1
20-02 Mott Avenue
Owner: Redfern FRP LLC
5. Block 15537 Lot 133
15-20 Central Avenue
Owner: 3480 Third Ave Owner Realty
6. Block 15537 Lot 40
18-01 Redfern Avenue
Owner: Temple Church
7. Block 15527 Lot 41
No address/NW Corner of Dix Avenue and Redfern Avenue
Owner: H Kelly Tem/CH/GOD/CH
8. Block 15527 Lot 33
17-20 Redfern Avenue
Owner: Kelvin Hunter
9. Block 15527 Lot 31
17-16 Redfern Avenue
Owner: Eileen Cheeanam
10. Block 15527 Lot 24
21-07 Birdsell Avenue
Owner: Creekhill Realty LLC
11. Block 15526 Lot 42
21-02 Birdsell Avenue
Owner: Louise Scott
12. Block 15537 Lot 137
15-26 Central Avenue
Owner: 1526 Central Realty LLC
13. Block 15537 Lot 133
15-20 Central Avenue
Owner: 3480 Third Avenue Owner Realty LLC
14. Block 15545 Lot 32
1149 Central Avenue
Owner: Prime Health Services
15. Block 15545 Lot 29
15-13 Central Avenue
Owner: Central Acquisitions 3, LLC
16. Block 15545 Lot 28
15-13 Central Avenue
Owner: Central Acquisitions 3, LLC
17. Block 15545 Lot 26
15-21 Central Avenue
Owner: Full Gospel Tabernacle of Faith Church

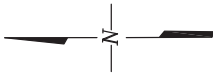


CA RICH CONSULTANTS, INC. Environmental Specialists Since 1982 17 Dupont Street, Plainview, New York 11803		DATE: 4/28/2020
TITLE: Property Base Map		SCALE: AS SHOWN
FIGURE: 5	DRAWN BY: T.R.B.	
DRAWING NO.: 2020-6	APPR BY: J.T.C.	



Zoning Districts

- Commercial Districts ■
- Manufacturing Districts ■
- Residential Districts ■
- Parks ■
- Battery Park City ■
- Commercial Overlays
- C1-1 through C1-5
- C2-1 through C2-5



Notes

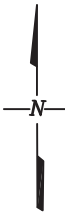
1. Map adapted from NYC.gov Zoning and Land Use webpage

CA RICH CONSULTANTS, INC.	
Environmental Specialists Since 1982 17 Dupont Street, Plainview, New York 11803	
TITLE:	Zoning Map
DATE:	4/28/2020
SCALE:	AS SHOWN
FIGURE:	6
DRAWING NO.:	2020-7
DRAWN BY:	T.R.B.
APPR BY:	J.T.C.



Zoning and Land Use

- Use Lots** □
- One & Two Family Buildings
 - Multi-Family Walk-Up Buildings
 - Multi-Family Elevator Buildings
 - Mixed Residential & Commercial Buildings
 - Commercial & Office Buildings
 - Industrial & Manufacturing
 - Transportation & Utility
 - Public Facilities & Institutions
 - Open Space & Outdoor Recreation
 - Parking Facilities
 - Vacant Land
 - Other



Zoning Districts

- Commercial Districts ■
- Manufacturing Districts ■
- Residence Districts ■
- Parks ■
- Battery Park City ■
- Commercial Overlays □
- C1-1 through C1-5
- C2-1 through C2-5

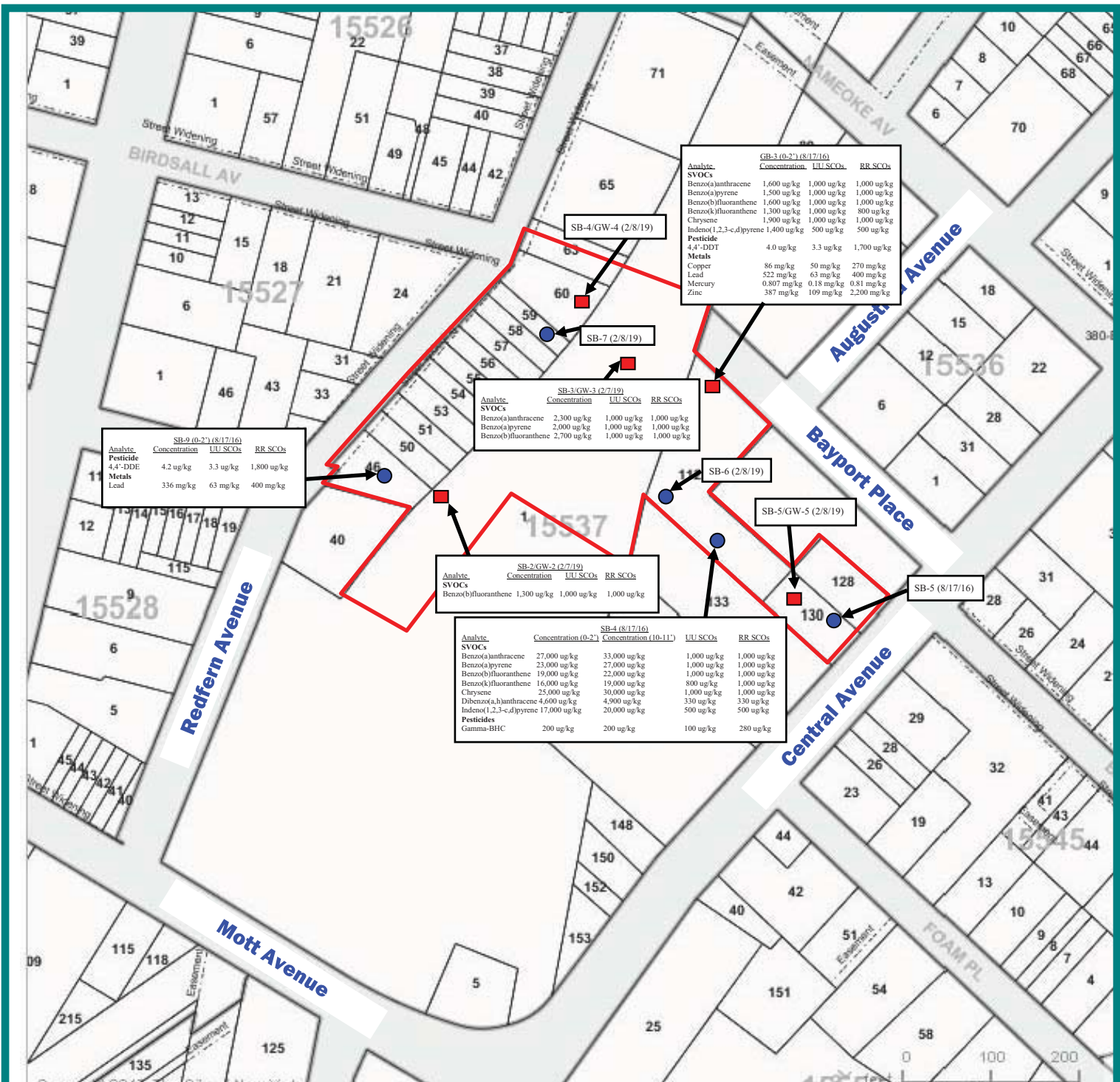
Examples

- Subways —
- Building Footprints □

CA RICH CONSULTANTS, INC.

Environmental Specialists Since 1982
 17 Dupont Street, Plainview, New York 11803

TITLE: Land Use Map		DATE: 4/28/2020
FIGURE: 7		SCALE: Not Shown
DRAWING NO: 2020-8	Far Rockaway Project Phase 3 Development Far Rockaway, NY	DRAWN BY: T.R.B.
		APPR. BY: J.T.C.



Analyte	SB-2 (0-2') (8/17/16)		
	Concentration	UU SCOs	RR SCOs
Pesticide			
4,4'-DDE	4.2 ug/kg	3.3 ug/kg	1,800 ug/kg
Metals			
Lead	336 mg/kg	63 mg/kg	400 mg/kg

Analyte	SB-3/GW-3 (2/7/19)		
	Concentration	UU SCOs	RR SCOs
SVOCs			
Benzo(a)anthracene	2,300 ug/kg	1,000 ug/kg	1,000 ug/kg
Benzo(a)pyrene	2,000 ug/kg	1,000 ug/kg	1,000 ug/kg
Benzo(b)fluoranthene	2,700 ug/kg	1,000 ug/kg	1,000 ug/kg

Analyte	GB-3 (0-2') (8/17/16)		
	Concentration	UU SCOs	RR SCOs
SVOCs			
Benzo(a)anthracene	1,600 ug/kg	1,000 ug/kg	1,000 ug/kg
Benzo(a)pyrene	1,500 ug/kg	1,000 ug/kg	1,000 ug/kg
Benzo(b)fluoranthene	1,600 ug/kg	1,000 ug/kg	1,000 ug/kg
Benzo(k)fluoranthene	1,300 ug/kg	1,000 ug/kg	800 ug/kg
Chrysene	1,900 ug/kg	1,000 ug/kg	1,000 ug/kg
Indeno(1,2,3-c,d)pyrene	1,400 ug/kg	500 ug/kg	500 ug/kg
Pesticide			
4,4'-DDT	4.0 ug/kg	3.3 ug/kg	1,700 ug/kg
Metals			
Copper	86 mg/kg	50 mg/kg	270 mg/kg
Lead	522 mg/kg	63 mg/kg	400 mg/kg
Mercury	0.807 mg/kg	0.18 mg/kg	0.81 mg/kg
Zinc	387 mg/kg	109 mg/kg	2,200 mg/kg

Analyte	SB-2/GW-2 (2/7/19)		
	Concentration	UU SCOs	RR SCOs
SVOCs			
Benzo(b)fluoranthene	1,300 ug/kg	1,000 ug/kg	1,000 ug/kg

Analyte	SB-4 (8/17/16)		UU SCOs	RR SCOs
	Concentration (0-2')	Concentration (10-11')		
SVOCs				
Benzo(a)anthracene	27,000 ug/kg	33,000 ug/kg	1,000 ug/kg	1,000 ug/kg
Benzo(a)pyrene	23,000 ug/kg	27,000 ug/kg	1,000 ug/kg	1,000 ug/kg
Benzo(b)fluoranthene	19,000 ug/kg	22,000 ug/kg	1,000 ug/kg	1,000 ug/kg
Benzo(k)fluoranthene	16,000 ug/kg	19,000 ug/kg	800 ug/kg	1,000 ug/kg
Chrysene	25,000 ug/kg	30,000 ug/kg	1,000 ug/kg	1,000 ug/kg
Dibenzo(a,h)anthracene	4,600 ug/kg	4,900 ug/kg	330 ug/kg	330 ug/kg
Indeno(1,2,3-c,d)pyrene	17,000 ug/kg	20,000 ug/kg	500 ug/kg	500 ug/kg
Pesticides				
Gamma-BHC	200 ug/kg	200 ug/kg	100 ug/kg	280 ug/kg

LEGEND

- Soil boring sample location
- Combined soil and groundwater sample location

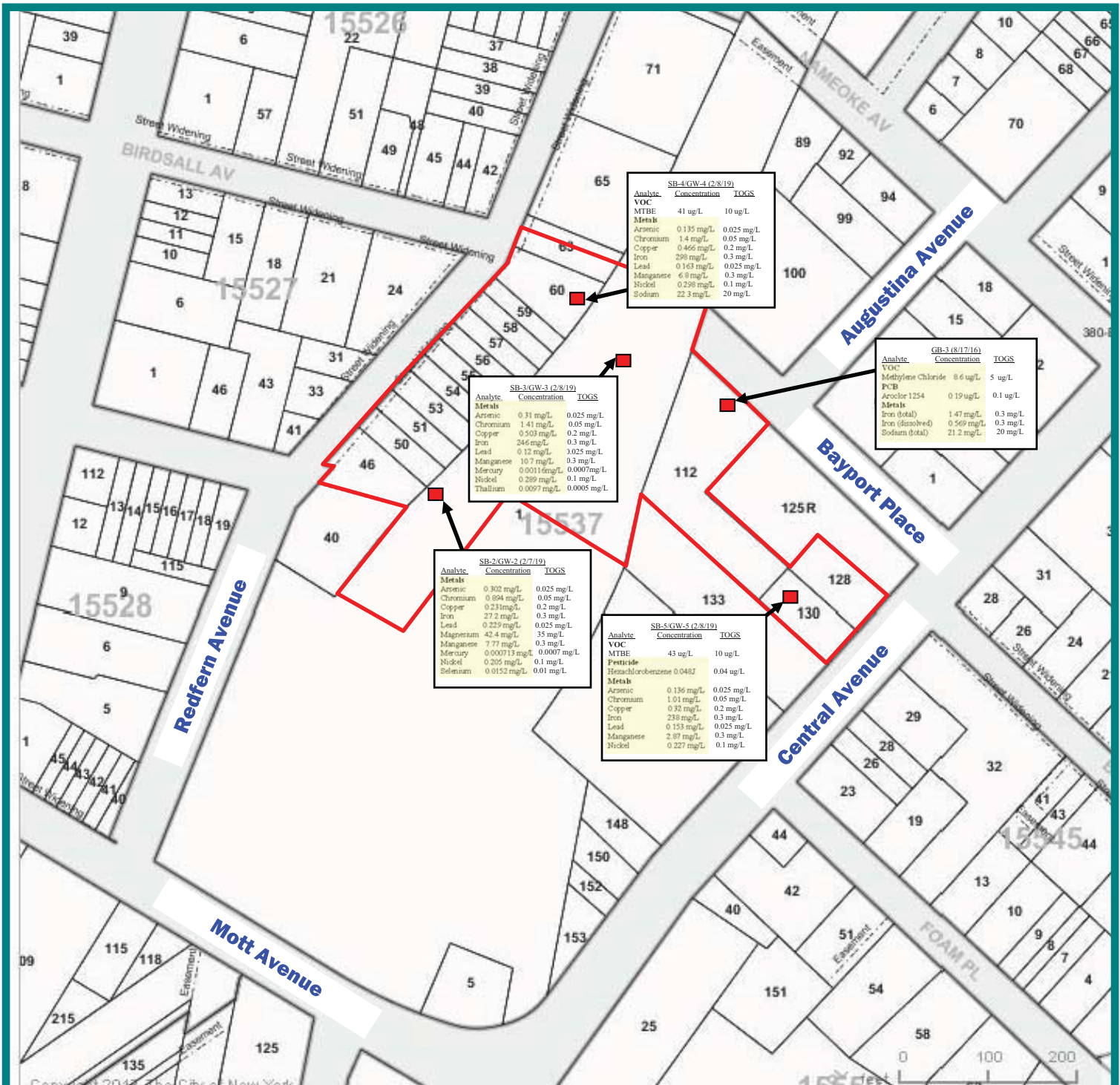


Adapted from NYCDOF Tax Map



CA RICH CONSULTANTS, INC.
17 Dupont Street,
Plainview, NY 11803

TITLE: Soil Exceedances Above Unrestricted Use SCOs 2016 and 2019		DATE: 7/2/2020
		SCALE: As Shown
FIGURE: 9	Far Rockaway Project Phase 3 Development Far Rockaway, NY	DRAWN BY: T.R.B.
DRAWING:		APPR. BY: J.T.C.



LEGEND

- Groundwater sample location (2016 and 2019)
- Shaded values also exceed 6 NY CRR Part 703.5.



Adapted from NYCDOF Tax Map



CA RICH CONSULTANTS, INC.
17 Dupont Street,
Plainview, NY 11803

TITLE:

**Map of Groundwater Exceedances
Above TOGS 2016 and 2019**

DATE:

7/2/2020

SCALE:

As Shown

FIGURE: **10**

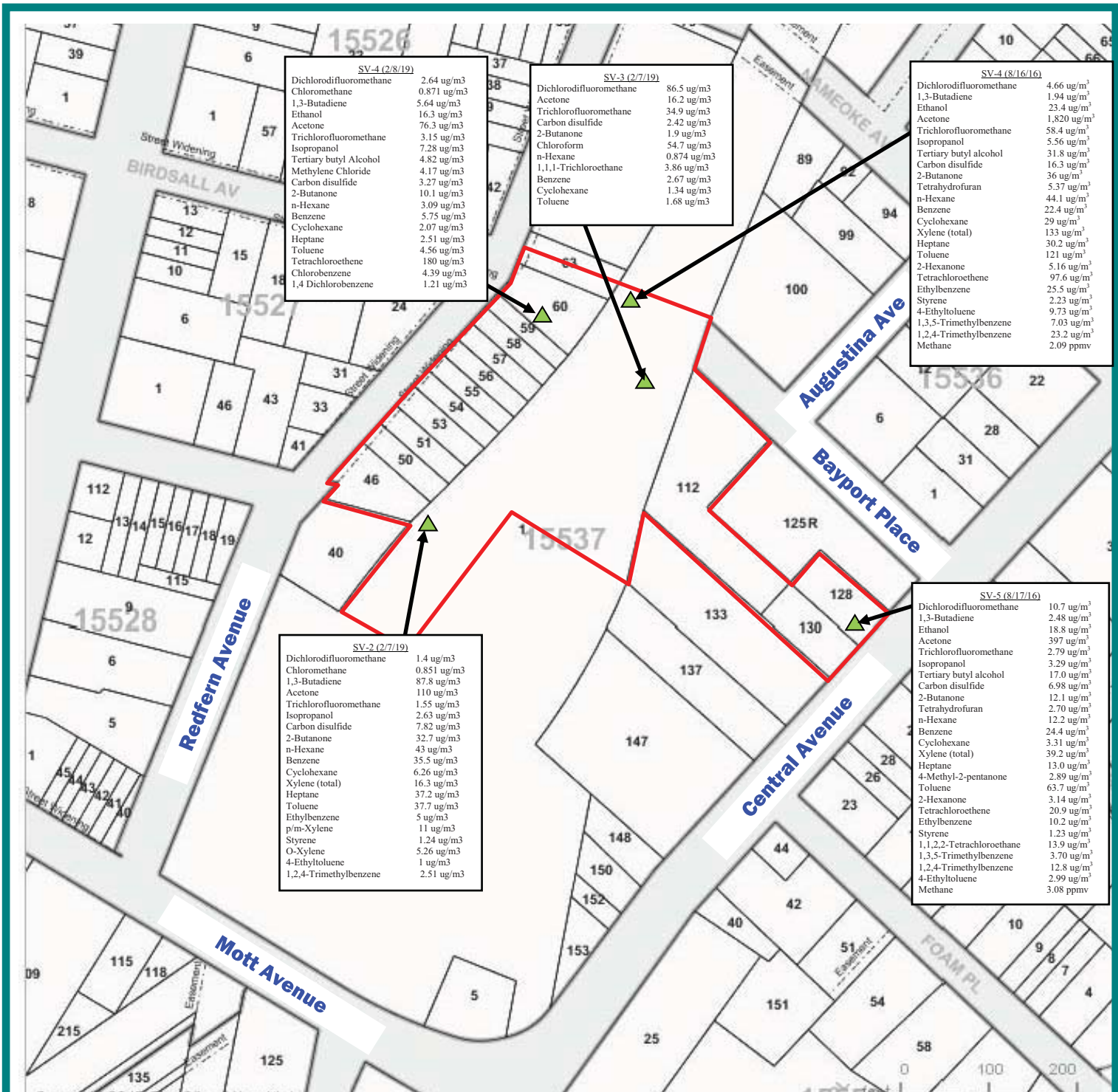
**Far Rockaway Project
Phase 3 Development
Far Rockaway, NY**

DRAWN BY:

J.T.C.

APPR. BY:

R.J.I.



SV-4 (2/8/19)

Dichlorodifluoromethane	2.64 ug/m ³
Chloromethane	0.871 ug/m ³
1,3-Butadiene	5.64 ug/m ³
Ethanol	16.3 ug/m ³
Acetone	76.3 ug/m ³
Trichlorofluoromethane	3.15 ug/m ³
Isopropanol	7.28 ug/m ³
Tertiary butyl Alcohol	4.82 ug/m ³
Methylene Chloride	4.17 ug/m ³
Carbon disulfide	3.27 ug/m ³
2-Butanone	10.1 ug/m ³
n-Hexane	3.09 ug/m ³
Benzene	5.75 ug/m ³
Cyclohexane	2.07 ug/m ³
Heptane	2.51 ug/m ³
Toluene	4.56 ug/m ³
Tetrachloroethene	180 ug/m ³
Chlorobenzene	4.39 ug/m ³
1,4-Dichlorobenzene	1.21 ug/m ³

SV-3 (2/7/19)

Dichlorodifluoromethane	86.5 ug/m ³
Acetone	16.2 ug/m ³
Trichlorofluoromethane	34.9 ug/m ³
Carbon disulfide	2.42 ug/m ³
2-Butanone	1.9 ug/m ³
Chloroform	54.7 ug/m ³
n-Hexane	0.874 ug/m ³
1,1,1-Trichloroethane	3.86 ug/m ³
Benzene	2.67 ug/m ³
Cyclohexane	1.34 ug/m ³
Toluene	1.68 ug/m ³

SV-4 (8/16/16)

Dichlorodifluoromethane	4.66 ug/m ³
1,3-Butadiene	1.94 ug/m ³
Ethanol	23.4 ug/m ³
Acetone	1,820 ug/m ³
Trichlorofluoromethane	58.4 ug/m ³
Isopropanol	5.56 ug/m ³
Tertiary butyl alcohol	31.8 ug/m ³
Carbon disulfide	16.3 ug/m ³
2-Butanone	36 ug/m ³
Tetrahydrofuran	5.37 ug/m ³
n-Hexane	44.1 ug/m ³
Benzene	22.4 ug/m ³
Cyclohexane	29 ug/m ³
Xylene (total)	133 ug/m ³
Heptane	30.2 ug/m ³
Toluene	121 ug/m ³
2-Hexanone	5.16 ug/m ³
Tetrachloroethene	97.6 ug/m ³
Ethylbenzene	25.5 ug/m ³
Styrene	2.23 ug/m ³
4-Ethyltoluene	9.73 ug/m ³
1,3,5-Trimethylbenzene	7.03 ug/m ³
1,2,4-Trimethylbenzene	23.2 ug/m ³
Methane	2.09 ppmv

SV-2 (2/7/19)

Dichlorodifluoromethane	1.4 ug/m ³
Chloromethane	0.851 ug/m ³
1,3-Butadiene	87.8 ug/m ³
Acetone	110 ug/m ³
Trichlorofluoromethane	1.55 ug/m ³
Isopropanol	2.63 ug/m ³
Carbon disulfide	7.82 ug/m ³
2-Butanone	32.7 ug/m ³
n-Hexane	43 ug/m ³
Benzene	35.5 ug/m ³
Cyclohexane	6.26 ug/m ³
Xylene (total)	16.3 ug/m ³
Heptane	37.2 ug/m ³
Toluene	37.7 ug/m ³
Ethylbenzene	5 ug/m ³
p/m-Xylene	11 ug/m ³
Styrene	1.24 ug/m ³
O-Xylene	5.26 ug/m ³
4-Ethyltoluene	1 ug/m ³
1,2,4-Trimethylbenzene	2.51 ug/m ³

SV-5 (8/17/16)

Dichlorodifluoromethane	10.7 ug/m ³
1,3-Butadiene	2.48 ug/m ³
Ethanol	18.8 ug/m ³
Acetone	397 ug/m ³
Trichlorofluoromethane	2.79 ug/m ³
Isopropanol	3.29 ug/m ³
Tertiary butyl alcohol	17.0 ug/m ³
Carbon disulfide	6.98 ug/m ³
2-Butanone	12.1 ug/m ³
Tetrahydrofuran	2.70 ug/m ³
n-Hexane	12.2 ug/m ³
Benzene	24.4 ug/m ³
Cyclohexane	3.31 ug/m ³
Xylene (total)	39.2 ug/m ³
Heptane	13.0 ug/m ³
4-Methyl-2-pentanone	2.89 ug/m ³
Toluene	63.7 ug/m ³
2-Hexanone	3.14 ug/m ³
Tetrachloroethene	20.9 ug/m ³
Ethylbenzene	10.2 ug/m ³
Styrene	1.23 ug/m ³
1,1,2,2-Tetrachloroethane	13.9 ug/m ³
1,3,5-Trimethylbenzene	3.70 ug/m ³
1,2,4-Trimethylbenzene	12.8 ug/m ³
4-Ethyltoluene	2.99 ug/m ³
Methane	3.08 ppmv

LEGEND

Soil vapor sample location



Adapted from NYCDOT Tax Map



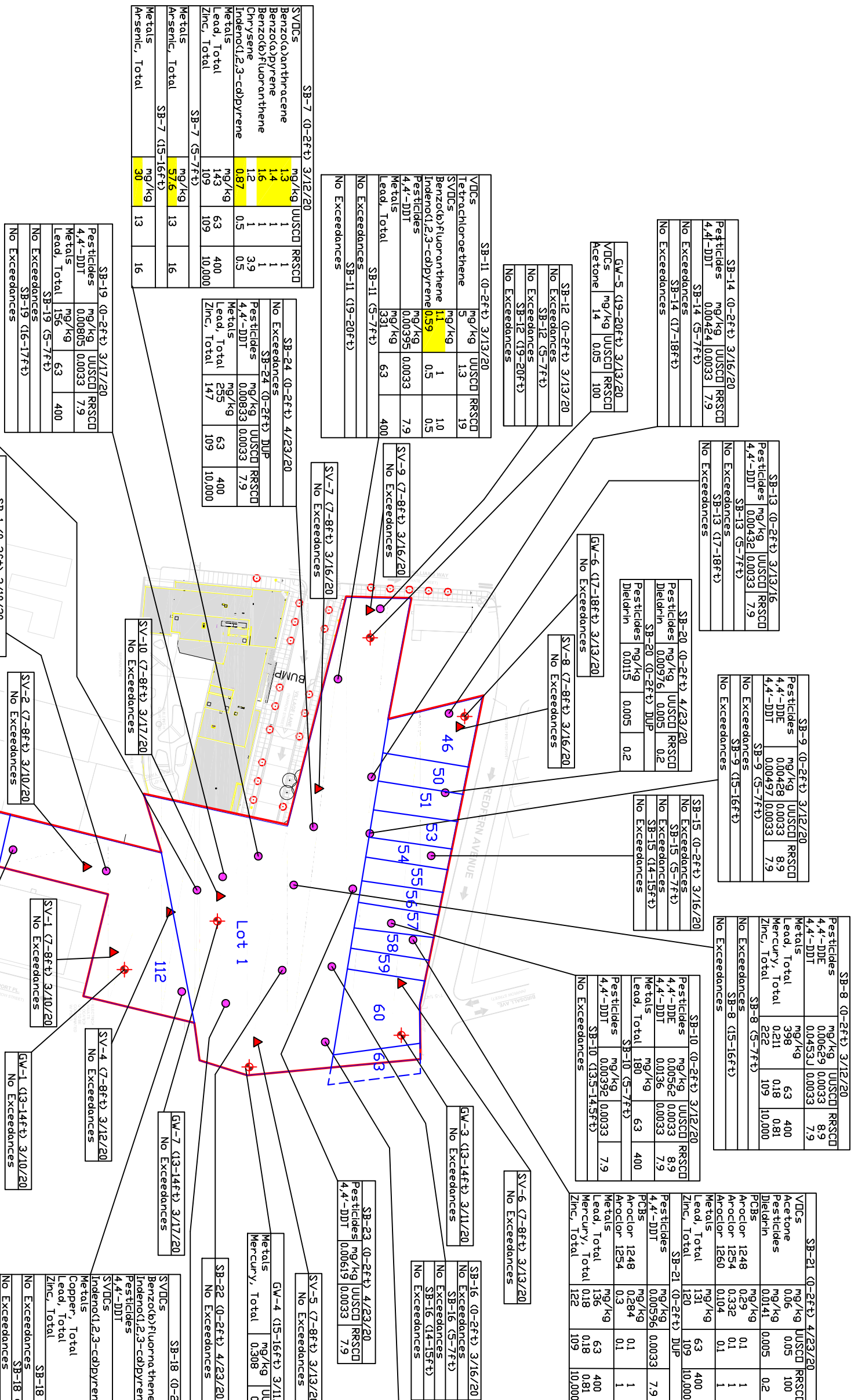
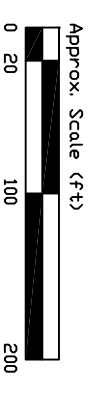
CA RICH CONSULTANTS, INC.
17 Dupont Street,
Plainview, NY 11803

TITLE: Soil Vapor Detections 2016 & 2019		DATE: 7/7/2020
FIGURE: 11		SCALE: As Shown
DRAWING:	Far Rockaway Project Phase 3 Development Far Rockaway, NY	DRAWN BY: T.R.B.
		APPR. BY: J.T.C.



Legend

- Soil Sample Location
- ▲ Combined Soil Vapor and Soil Sample Location
- ◆ Combined Groundwater and Soil Sample Location
- 60 Lot Number and Boundary
- Red line is approximate property boundary
- Red and blue combination line is approximate property boundary and tax lot boundary



SB-7 (0-2ft) 3/12/20

SVOCs	mg/kg	UUSCD	RRSCD
Benz(a)anthracene	1.3	1	1
Benz(a)pyrene	1.4	1	1
Benz(b)fluoranthene	1.6	1	1
Chrysene	1.2	1	3.9
Indeno(1,2,3-cd)pyrene	0.87	0.5	0.5
Metals	mg/kg		
Lead, Total	143	63	400
Zinc, Total	109	10,000	
Metals	mg/kg		
Arsenic, Total	37.6	13	16
Metals	mg/kg		
Arsenic, Total	30	13	16

SB-11 (0-2ft) 3/13/20

VOCs	mg/kg	UUSCD	RRSCD
Tetrachloroethene	5	1.3	19
SVOCs	mg/kg		
Benz(b)fluoranthene	1.1	1	1.0
Indeno(1,2,3-cd)pyrene	0.59	0.5	0.5
Pesticides	mg/kg		
4,4'-DDT	0.00395	0.0033	7.9
Metals	mg/kg		
Lead, Total	331	63	400
Metals	mg/kg		
Lead, Total	331	63	400

GW-5 (19-20ft) 3/13/20

VOCs	mg/kg	UUSCD	RRSCD
Acetone	14	0.05	100

SB-12 (0-2ft) 3/13/20

No Exceedances

SB-12 (5-7ft)

No Exceedances

SB-12 (19-20ft)

No Exceedances

SB-14 (0-2ft) 3/16/20

Pesticides	mg/kg	UUSCD	RRSCD
4,4'-DDT	0.00424	0.0033	7.9

SB-13 (0-2ft) 3/13/16

Pesticides	mg/kg	UUSCD	RRSCD
4,4'-DDT	0.00432	0.0033	7.9

SB-9 (0-2ft) 3/12/20

Pesticides	mg/kg	UUSCD	RRSCD
4,4'-DDE	0.00428	0.0033	8.9
4,4'-DDT	0.00497	0.0033	7.9

SB-8 (0-2ft) 3/12/20

Pesticides	mg/kg	UUSCD	RRSCD
4,4'-DDE	0.00629	0.0033	8.9
4,4'-DDT	0.04531	0.0033	7.9
Metals	mg/kg		
Lead, Total	398	63	400
Mercury, Total	0.21	0.18	0.81
Zinc, Total	222	109	10,000

SB-10 (0-2ft) 3/12/20

Pesticides	mg/kg	UUSCD	RRSCD
4,4'-DDE	0.00562	0.0033	8.9
4,4'-DDT	0.0136	0.0033	7.9
Metals	mg/kg		
Lead, Total	180	63	400
Pesticides	mg/kg		
4,4'-DDT	0.00392	0.0033	7.9
Metals	mg/kg		
Lead, Total	180	63	400

SB-21 (0-2ft) 4/23/20

VOCs	mg/kg	UUSCD	RRSCD
Acetone	0.06	0.05	100
Pesticides	mg/kg		
Dieldrin	0.0141	0.005	0.2
PCBs	mg/kg		
Aroclor 1248	0.29	0.1	1
Aroclor 1254	0.332	0.1	1
Aroclor 1260	0.104	0.1	1
Metals	mg/kg		
Lead, Total	131	63	400
Zinc, Total	120	109	10,000
Pesticides	mg/kg		
4,4'-DDT	0.00596	0.0033	7.9
PCBs	mg/kg		
Aroclor 1248	0.264	0.1	1
Aroclor 1254	0.3	0.1	1
Metals	mg/kg		
Lead, Total	136	63	400
Mercury, Total	0.18	0.18	0.81
Zinc, Total	122	109	10,000

GW-3 (13-14ft) 3/11/20

No Exceedances

SB-16 (0-2ft) 3/16/20

No Exceedances

SB-16 (5-7ft)

No Exceedances

SB-16 (14-15ft)

No Exceedances

SB-23 (0-2ft) 4/23/20

Pesticides	mg/kg	UUSCD	RRSCD
4,4'-DDT	0.00619	0.0033	7.9

SV-5 (7-8ft) 3/13/20

No Exceedances

GW-4 (15-16ft) 3/11/20

Metals	mg/kg	UUSCD	RRSCD
Mercury, Total	0.308	0.18	0.81

SB-22 (0-2ft) 4/23/20

No Exceedances

GW-7 (13-14ft) 3/17/20

No Exceedances

SB-18 (0-2ft) 3/17/20

SVOCs	mg/kg	UUSCD	RRSCD
Benz(b)fluoranthene	1	1	1
Indeno(1,2,3-cd)pyrene	0.58	0.5	0.5
Pesticides	mg/kg		
4,4'-DDT	0.00573	0.0033	7.9
SVOCs	mg/kg		
Indeno(1,2,3-cd)pyrene	0.58	0.5	0.5
Metals	mg/kg		
Copper, Total	61.4	50	270
Lead, Total	552	63	400
Zinc, Total	887	109	10,000

SB-6 (0-2ft) 3/12/20

SVOCs	mg/kg	UUSCD	RRSCD
Benz(a)anthracene	1.6	1	1
Benz(a)pyrene	1.6	1	1
Benz(b)fluoranthene	1.9	1	1
Chrysene	1.8	1	3.9
Indeno(1,2,3-cd)pyrene	0.99	0.5	0.5
Metals	mg/kg		
Arsenic, Total	16.6	13	16
Lead, Total	111	63	400

SB-5 (0-2ft) 3/11/20

SVOCs	mg/kg	UUSCD	RRSCD
Benz(a)anthracene	1	1	1
Benz(a)pyrene	1.2	1	1
Benz(b)fluoranthene	1.3	1	1
Dibenz(a,h)anthracene	0.34	0.33	0.33
Indeno(1,2,3-cd)pyrene	0.63	0.5	0.5
Metals	mg/kg		
Lead, Total	264	63	400
Mercury, Total	0.386	0.18	0.81
Zinc, Total	412	109	10,000

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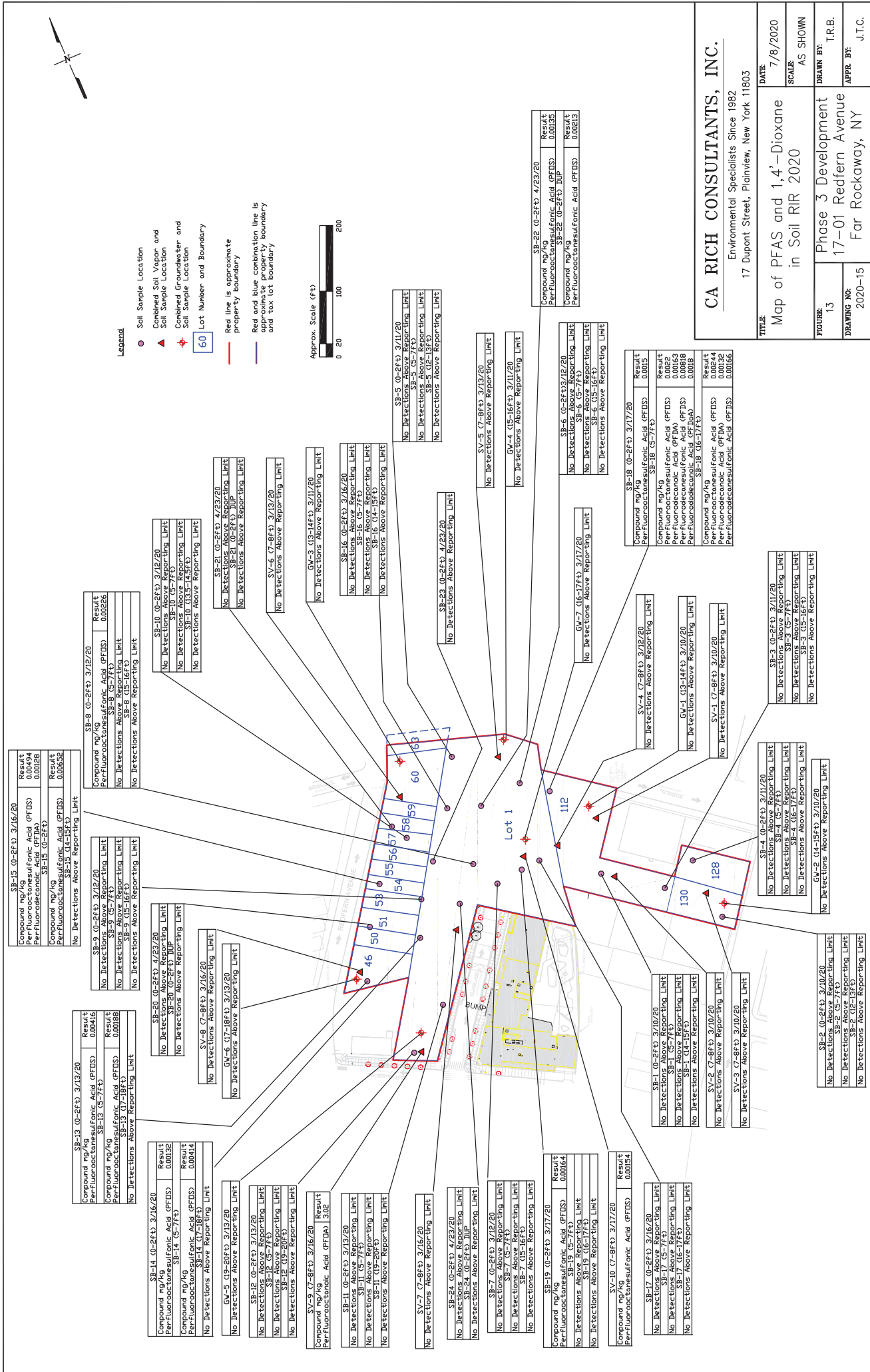
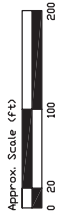
Map of Soil Chemistry Exceedances RIR 2020

TITLE:	Map of Soil Chemistry Exceedances RIR 2020	DATE:	7/21/2020
FIGURE:	12	SCALE:	AS SHOWN
DRAWING NO.:	2020-4	DRAWN BY:	T.R.B.
		APPR BY:	J.T.C.



Legend

- Soil Sample Location
- ▲ Combined Soil Vapor and Soil Sample Location
- ◆ Combined Groundwater and Soil Sample Location
- 60 Lot Number and Boundary
- Red line is approximate property boundary
- Red and blue combination line is approximate property boundary and tax lot boundary



Compound	ng/kg	Result
Perfluorooctanesulfonic Acid (PFOS)	0.00494	0.00520
Perfluorooctanoic Acid (PFDA)	0.00128	0.00150
Perfluorodecane sulfonic Acid (PFDS)	0.00652	0.00700

Compound	ng/kg	Result
Perfluorooctanesulfonic Acid (PFOS)	0.00416	0.00450
Perfluorooctanoic Acid (PFDA)	0.00188	0.00200
Perfluorodecane sulfonic Acid (PFDS)	0.00852	0.00900

Compound	ng/kg	Result
Perfluorooctanesulfonic Acid (PFOS)	0.00416	0.00450
Perfluorooctanoic Acid (PFDA)	0.00188	0.00200
Perfluorodecane sulfonic Acid (PFDS)	0.00852	0.00900

Compound	ng/kg	Result
Perfluorooctanesulfonic Acid (PFOS)	0.00520	0.00550
Perfluorooctanoic Acid (PFDA)	0.00150	0.00160
Perfluorodecane sulfonic Acid (PFDS)	0.00700	0.00750

Compound	ng/kg	Result
Perfluorooctanesulfonic Acid (PFOS)	0.00450	0.00480
Perfluorooctanoic Acid (PFDA)	0.00200	0.00210
Perfluorodecane sulfonic Acid (PFDS)	0.00900	0.00950

Compound	ng/kg	Result
Perfluorooctanesulfonic Acid (PFOS)	0.00450	0.00480
Perfluorooctanoic Acid (PFDA)	0.00210	0.00220
Perfluorodecane sulfonic Acid (PFDS)	0.00950	0.01000

Compound	ng/kg	Result
Perfluorooctanesulfonic Acid (PFOS)	0.00550	0.00580
Perfluorooctanoic Acid (PFDA)	0.00160	0.00170
Perfluorodecane sulfonic Acid (PFDS)	0.00750	0.00800

Compound	ng/kg	Result
Perfluorooctanesulfonic Acid (PFOS)	0.00580	0.00610
Perfluorooctanoic Acid (PFDA)	0.00170	0.00180
Perfluorodecane sulfonic Acid (PFDS)	0.00800	0.00850

Compound	ng/kg	Result
Perfluorooctanesulfonic Acid (PFOS)	0.00610	0.00640
Perfluorooctanoic Acid (PFDA)	0.00180	0.00190
Perfluorodecane sulfonic Acid (PFDS)	0.00850	0.00900

Compound	ng/kg	Result
Perfluorooctanesulfonic Acid (PFOS)	0.00580	0.00610
Perfluorooctanoic Acid (PFDA)	0.00170	0.00180
Perfluorodecane sulfonic Acid (PFDS)	0.00800	0.00850

Compound	ng/kg	Result
Perfluorooctanesulfonic Acid (PFOS)	0.00610	0.00640
Perfluorooctanoic Acid (PFDA)	0.00180	0.00190
Perfluorodecane sulfonic Acid (PFDS)	0.00850	0.00900

Compound	ng/kg	Result
Perfluorooctanesulfonic Acid (PFOS)	0.00640	0.00670
Perfluorooctanoic Acid (PFDA)	0.00190	0.00200
Perfluorodecane sulfonic Acid (PFDS)	0.00900	0.00950

Compound	ng/kg	Result
Perfluorooctanesulfonic Acid (PFOS)	0.00610	0.00640
Perfluorooctanoic Acid (PFDA)	0.00180	0.00190
Perfluorodecane sulfonic Acid (PFDS)	0.00850	0.00900

Compound	ng/kg	Result
Perfluorooctanesulfonic Acid (PFOS)	0.00640	0.00670
Perfluorooctanoic Acid (PFDA)	0.00190	0.00200
Perfluorodecane sulfonic Acid (PFDS)	0.00900	0.00950

Compound	ng/kg	Result
Perfluorooctanesulfonic Acid (PFOS)	0.00670	0.00700
Perfluorooctanoic Acid (PFDA)	0.00200	0.00210
Perfluorodecane sulfonic Acid (PFDS)	0.00950	0.01000

Compound	ng/kg	Result
Perfluorooctanesulfonic Acid (PFOS)	0.00640	0.00670
Perfluorooctanoic Acid (PFDA)	0.00190	0.00200
Perfluorodecane sulfonic Acid (PFDS)	0.00900	0.00950

Compound	ng/kg	Result
Perfluorooctanesulfonic Acid (PFOS)	0.00670	0.00700
Perfluorooctanoic Acid (PFDA)	0.00200	0.00210
Perfluorodecane sulfonic Acid (PFDS)	0.01000	0.01050

Compound	ng/kg	Result
Perfluorooctanesulfonic Acid (PFOS)	0.00700	0.00730
Perfluorooctanoic Acid (PFDA)	0.00210	0.00220
Perfluorodecane sulfonic Acid (PFDS)	0.01050	0.01100

Compound	ng/kg	Result
Perfluorooctanesulfonic Acid (PFOS)	0.00670	0.00700
Perfluorooctanoic Acid (PFDA)	0.00200	0.00210
Perfluorodecane sulfonic Acid (PFDS)	0.01000	0.01050

Compound	ng/kg	Result
Perfluorooctanesulfonic Acid (PFOS)	0.00700	0.00730
Perfluorooctanoic Acid (PFDA)	0.00210	0.00220
Perfluorodecane sulfonic Acid (PFDS)	0.01050	0.01100

Compound	ng/kg	Result
Perfluorooctanesulfonic Acid (PFOS)	0.00730	0.00760
Perfluorooctanoic Acid (PFDA)	0.00220	0.00230
Perfluorodecane sulfonic Acid (PFDS)	0.01100	0.01150

Compound	ng/kg	Result
Perfluorooctanesulfonic Acid (PFOS)	0.00700	0.00730
Perfluorooctanoic Acid (PFDA)	0.00210	0.00220
Perfluorodecane sulfonic Acid (PFDS)	0.01050	0.01100

Compound	ng/kg	Result
Perfluorooctanesulfonic Acid (PFOS)	0.00730	0.00760
Perfluorooctanoic Acid (PFDA)	0.00220	0.00230
Perfluorodecane sulfonic Acid (PFDS)	0.01100	0.01150

Compound	ng/kg	Result
Perfluorooctanesulfonic Acid (PFOS)	0.00760	0.00790
Perfluorooctanoic Acid (PFDA)	0.00230	0.00240
Perfluorodecane sulfonic Acid (PFDS)	0.01150	0.01200

Compound	ng/kg	Result
Perfluorooctanesulfonic Acid (PFOS)	0.00730	0.00760
Perfluorooctanoic Acid (PFDA)	0.00220	0.00230
Perfluorodecane sulfonic Acid (PFDS)	0.01100	0.01150

Compound	ng/kg	Result
Perfluorooctanesulfonic Acid (PFOS)	0.00760	0.00790
Perfluorooctanoic Acid (PFDA)	0.00230	0.00240
Perfluorodecane sulfonic Acid (PFDS)	0.01150	0.01200

Compound	ng/kg	Result
Perfluorooctanesulfonic Acid (PFOS)	0.00790	0.00820
Perfluorooctanoic Acid (PFDA)	0.00240	0.00250
Perfluorodecane sulfonic Acid (PFDS)	0.01200	0.01250

Compound	ng/kg	Result
Perfluorooctanesulfonic Acid (PFOS)	0.00760	0.00790
Perfluorooctanoic Acid (PFDA)	0.00230	0.00240
Perfluorodecane sulfonic Acid (PFDS)	0.01150	0.01200

Compound	ng/kg	Result
Perfluorooctanesulfonic Acid (PFOS)	0.00790	0.00820
Perfluorooctanoic Acid (PFDA)	0.00240	0.00250
Perfluorodecane sulfonic Acid (PFDS)	0.01200	0.01250

Compound	ng/kg	Result
Perfluorooctanesulfonic Acid (PFOS)	0.00820	0.00850
Perfluorooctanoic Acid (PFDA)	0.00250	0.00260
Perfluorodecane sulfonic Acid (PFDS)	0.01250	0.01300

Compound	ng/kg	Result
Perfluorooctanesulfonic Acid (PFOS)	0.00790	0.00820
Perfluorooctanoic Acid (PFDA)	0.00240	0.00250
Perfluorodecane sulfonic Acid (PFDS)	0.01200	0.01250

Compound	ng/kg	Result
Perfluorooctanesulfonic Acid (PFOS)	0.00820	0.00850
Perfluorooctanoic Acid (PFDA)	0.00250	0.00260
Perfluorodecane sulfonic Acid (PFDS)	0.01250	0.01300

Compound	ng/kg	Result
Perfluorooctanesulfonic Acid (PFOS)	0.00850	0.00880
Perfluorooctanoic Acid (PFDA)	0.00260	0.00270
Perfluorodecane sulfonic Acid (PFDS)	0.01300	0.01350

Compound	ng/kg	Result
Perfluorooctanesulfonic Acid (PFOS)	0.00820	0.00850
Perfluorooctanoic Acid (PFDA)	0.00250	0.00260
Perfluorodecane sulfonic Acid (PFDS)	0.01250	0.01300

Compound	ng/kg	Result
Perfluorooctanesulfonic Acid (PFOS)	0.00850	0.00880
Perfluorooctanoic Acid (PFDA)	0.00260	0.00270
Perfluorodecane sulfonic Acid (PFDS)	0.01300	0.01350

Compound	ng/kg	Result
Perfluorooctanesulfonic Acid (PFOS)	0.00880	0.00910
Perfluorooctanoic Acid (PFDA)	0.00270	0.00280
Perfluorodecane sulfonic Acid (PFDS)	0.01350	0.01400

Compound	ng/kg	Result
Perfluorooctanesulfonic Acid (PFOS)	0.00850	0.00880
Perfluorooctanoic Acid (PFDA)	0.00260	0.00270
Perfluorodecane sulfonic Acid (PFDS)	0.01300	0.01350

Compound	ng/kg	Result
Perfluorooctanesulfonic Acid (PFOS)	0.00880	0.00910
Perfluorooctanoic Acid (PFDA)	0.00270	0.00280
Perfluorodecane sulfonic Acid (PFDS)	0.01350	0.01400

Compound	ng/kg	Result
Perfluorooctanesulfonic Acid (PFOS)	0.00910	0.00940
Perfluorooctanoic Acid (PFDA)	0.00280	0.00290
Perfluorodecane sulfonic Acid (PFDS)	0.01400	0.01450

Compound	ng/kg	Result
Perfluorooctanesulfonic Acid (PFOS)	0.00880	0.00910
Perfluorooctanoic Acid (PFDA)	0.00270	0.00280
Perfluorodecane sulfonic Acid (PFDS)	0.01350	0.01400

Compound	ng/kg	Result
Perfluorooctanesulfonic Acid (PFOS)	0.00910	0.00940
Perfluorooctanoic Acid (PFDA)	0.00280	0.00290
Perfluorodecane sulfonic Acid (PFDS)	0.01400	0.01450

Compound	ng/kg	Result
Perfluorooctanesulfonic Acid (PFOS)	0.00940	0.00970
Perfluorooctanoic Acid (PFDA)	0.00290	0.00300
Perfluorodecane sulfonic Acid (PFDS)	0.01450	0.01500

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Environmental Specialists Since 1982
17 Dupont Street, Plainville, New York 11803

TITLE: Map of PFAS and 1,4'-Dioxane in Soil RIR 2020

DATE: 7/8/2020

SCALE: AS SHOWN

FIGURES: 13

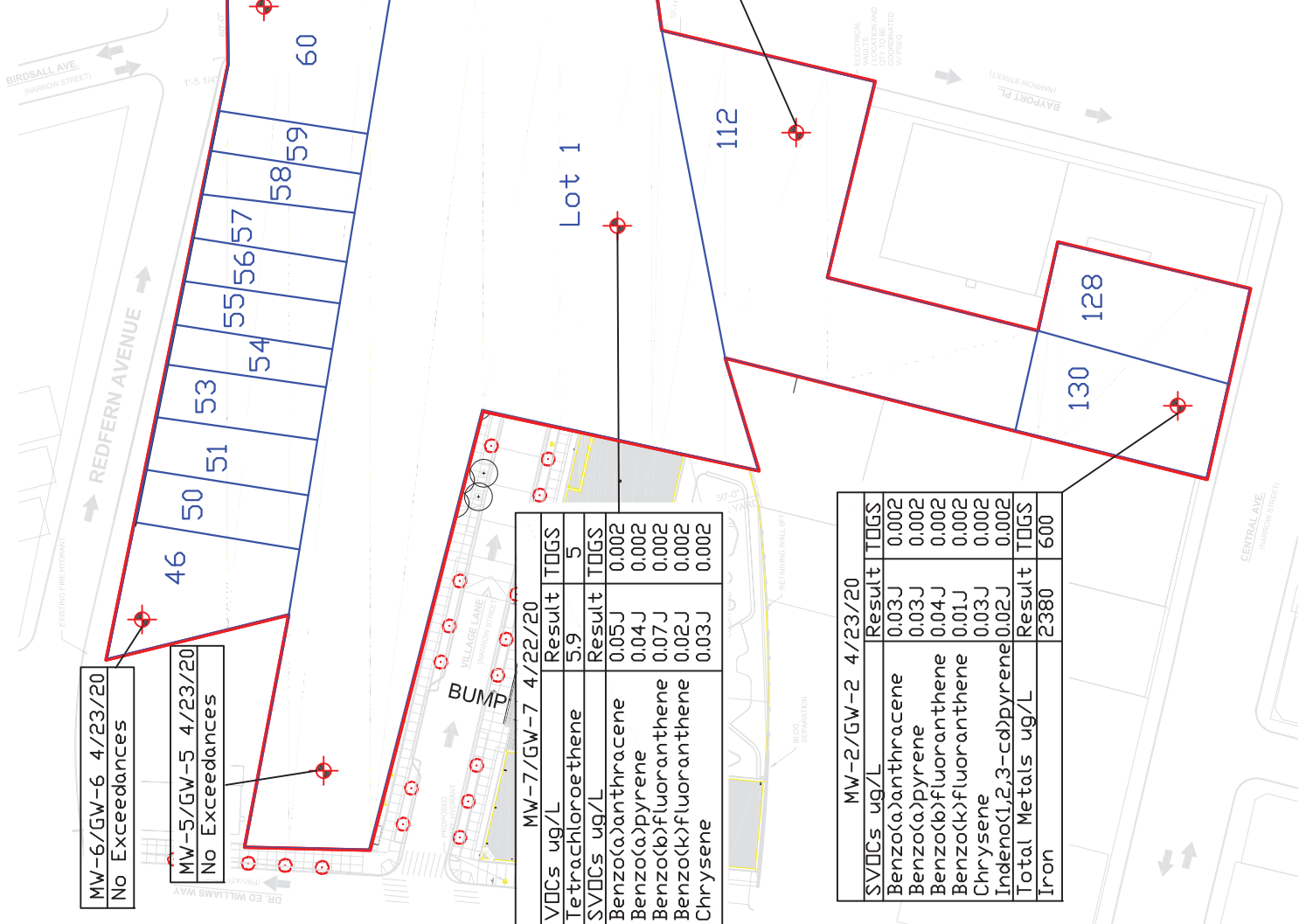
DRAWING NO.: 2020-15

DRAWN BY: Phase 3 Development

I.R.B.: 17-01 Redfern Avenue

APPR. BY: Far Rockaway, NY

J.T.C.



MW-6/GW-6	4/23/20
No Exceedances	

MW-5/GW-5	4/23/20
No Exceedances	

MW-7/GW-7		4/22/20	
SVOCs ug/L	Result	TOGS	TOGS
Tetrachloroethene	5.9	5	
SVOCs ug/L	Result	TOGS	
Benzo(a)anthracene	0.05J	0.002	
Benzo(a)pyrene	0.04J	0.002	
Benzo(b)fluoranthene	0.07J	0.002	
Benzo(k)fluoranthene	0.02J	0.002	
Chrysene	0.03J	0.002	

MW-3/GW-3		4/22/20	
SVOCs ug/L	Result	TOGS	TOGS
Benzo(a)pyrene	0.02J	0.002	
Benzo(b)fluoranthene	0.04J	0.002	
Benzo(k)fluoranthene	0.01J	0.002	
Indeno(1,2,3-cd)pyrene	0.02J	0.002	
Total Metals ug/L	Result	TOGS	
Iron	2470	600	

MW-4/GW-4		4/22/20	
SVOCs ug/L	Result	TOGS	TOGS
Benzo(b)fluoranthene	0.02J	0.002	
Benzo(k)fluoranthene	0.01J	0.002	
Pesticides ug/L	Result	TOGS	
Dieldrin	0.006J	0.004	

MW-1/GW-1		4/24/20	
SVOCs ug/L	Result	TOGS	TOGS
Benzo(b)fluoranthene	0.02J	0.002	
Pesticides ug/L	Result	TOGS	
Dieldrin	0.015J	0.004	
Chlordane	0.532	0.05	

MW-2/GW-2		4/23/20	
SVOCs ug/L	Result	TOGS	TOGS
Benzo(a)anthracene	0.03J	0.002	
Benzo(a)pyrene	0.03J	0.002	
Benzo(b)fluoranthene	0.04J	0.002	
Benzo(k)fluoranthene	0.01J	0.002	
Chrysene	0.03J	0.002	
Indeno(1,2,3-cd)pyrene	0.02J	0.002	
Total Metals ug/L	Result	TOGS	
Iron	2380	600	

Legend

- Monitoring Well Location
- Red line is approximate property boundary
- Red and blue combination line is approximate property boundary and tax lot boundary

Approx. Scale (ft)



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Environmental Specialists Since 1982
17 Dupont Street, Plainview, New York 11803

TITLE:	Map of Groundwater Chemistry Exceedances RIR 2020		
DATE:	7/7/2020		
SCALE:	As Shown		
DRAWN BY:	T.R.B.		
APPR. BY:	J.T.C.		
FIGURE:	14	Phase 3 Development	
DRAWING NO.:	2020-10	17-01 Redfern Avenue	
		Far Rockaway, NY	



MW-6/GW-6 4/23/20	
Compound ug/L	Result
Perfluorobutanoic Acid (PFBA)	0.0108
Perfluoropentanoic Acid (PFPeA)	0.0204
Perfluorobutanesulfonic Acid (PFBS)	0.000603
Perfluorohexanoic Acid (PFHxA)	0.0158
Perfluorooctanoic Acid (PFHpA)	0.0126
Perfluorodecanoic Acid (PFDA)	0.00375
Perfluorooctanesulfonic Acid (PFHPS)	ND
Perfluorononanoic Acid (PFNA)	0.00346
Perfluorooctanesulfonic Acid (PFDA)	0.0503
Perfluorooctanesulfonic Acid (PFDA)	0.000968J
1,1,1,2,2,2-Hexafluoroethane (HFE)	ND
1,1,1,2,2,2-Tetrafluoroethane (TFE)	0.0393J

MW-5/GW-5 4/23/20	
Compound ug/L	Result
Perfluorobutanoic Acid (PFBA)	0.0189
Perfluoropentanoic Acid (PFPeA)	0.0624
Perfluorobutanesulfonic Acid (PFBS)	0.00574
Perfluorohexanoic Acid (PFHxA)	0.0536
Perfluorooctanoic Acid (PFHpA)	0.03
Perfluorodecanoic Acid (PFDA)	0.00284
Perfluorooctanesulfonic Acid (PFHPS)	0.044
Perfluorononanoic Acid (PFNA)	ND
Perfluorooctanesulfonic Acid (PFDA)	0.00304
Perfluorooctanesulfonic Acid (PFDA)	0.0252
Perfluorodecanoic Acid (PFDA)	0.00126J
1,1,1,2,2,2-Hexafluoroethane (HFE)	ND

MW-7/GW-7 4/22/20	
Compound ug/L	Result
Perfluorobutanoic Acid (PFBA)	0.0267
Perfluoropentanoic Acid (PFPeA)	0.0722
Perfluorobutanesulfonic Acid (PFBS)	0.00807
Perfluorohexanoic Acid (PFHxA)	0.101
Perfluorooctanoic Acid (PFHpA)	0.0268
Perfluorodecanoic Acid (PFDA)	0.00871
Perfluorooctanesulfonic Acid (PFHPS)	0.172
Perfluorononanoic Acid (PFNA)	0.00499
Perfluorooctanesulfonic Acid (PFDA)	0.00685
Perfluorodecanoic Acid (PFDA)	0.0489
1,1,1,2,2,2-Hexafluoroethane (HFE)	0.00117J
1,1,1,2,2,2-Tetrafluoroethane (TFE)	0.0029

MW-3/GW-3 4/22/20	
Compound ug/L	Result
Perfluorobutanoic Acid (PFBA)	0.0123
Perfluoropentanoic Acid (PFPeA)	0.0328
Perfluorobutanesulfonic Acid (PFBS)	0.015
Perfluorohexanoic Acid (PFHxA)	0.0264
Perfluorooctanoic Acid (PFHpA)	0.0143
Perfluorodecanoic Acid (PFDA)	0.00606
Perfluorooctanesulfonic Acid (PFHPS)	0.0327
Perfluorononanoic Acid (PFNA)	ND
Perfluorooctanesulfonic Acid (PFDA)	0.00373
Perfluorooctanesulfonic Acid (PFDA)	0.0341
Perfluorodecanoic Acid (PFDA)	0.00162J

MW-4/GW-4 4/22/20	
Compound ug/L	Result
Perfluorobutanoic Acid (PFBA)	0.0184
Perfluoropentanoic Acid (PFPeA)	0.00394
Perfluorobutanesulfonic Acid (PFBS)	0.00692
Perfluorohexanoic Acid (PFHxA)	0.0346
Perfluorooctanoic Acid (PFHpA)	0.0168
Perfluorodecanoic Acid (PFDA)	0.00557
Perfluorooctanesulfonic Acid (PFHPS)	ND
Perfluorononanoic Acid (PFNA)	0.00562
Perfluorooctanesulfonic Acid (PFDA)	0.0031
Perfluorodecanoic Acid (PFDA)	0.00109J

MW-1/GW-1 4/24/20	
Compound ug/L	Result
Perfluorobutanoic Acid (PFBA)	0.0182
Perfluoropentanoic Acid (PFPeA)	0.0443
Perfluorobutanesulfonic Acid (PFBS)	0.00462
Perfluorohexanoic Acid (PFHxA)	0.0385
Perfluorooctanoic Acid (PFHpA)	0.016
Perfluorodecanoic Acid (PFDA)	0.00375
Perfluorooctanesulfonic Acid (PFHPS)	0.0646
Perfluorononanoic Acid (PFNA)	ND
Perfluorooctanesulfonic Acid (PFDA)	0.0112
Perfluorodecanoic Acid (PFDA)	0.0436
1,4-Dioxane	0.00339
	0.18

Legend

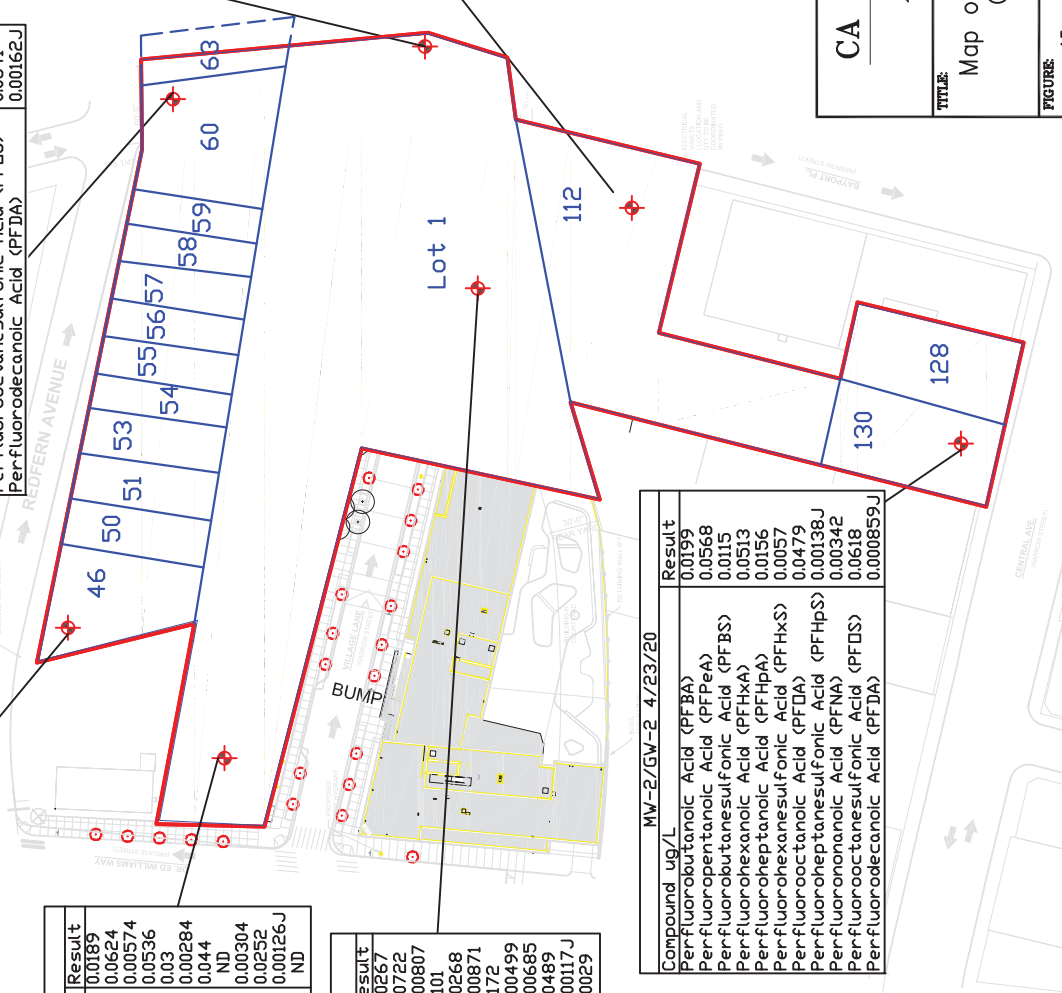
Monitoring Well Location

60 Lot Number and Boundary

Red line is approximate property boundary

Red and blue combination line is approximate property boundary and tax lot boundary

Approx. Scale (ft)



MW-2/GW-2 4/23/20	
Compound ug/L	Result
Perfluorobutanoic Acid (PFBA)	0.0199
Perfluoropentanoic Acid (PFPeA)	0.0568
Perfluorobutanesulfonic Acid (PFBS)	0.0115
Perfluorohexanoic Acid (PFHxA)	0.0513
Perfluorooctanoic Acid (PFHpA)	0.0156
Perfluorodecanoic Acid (PFDA)	0.0057
Perfluorooctanesulfonic Acid (PFHPS)	0.0479
Perfluorononanoic Acid (PFNA)	0.00138J
Perfluorooctanesulfonic Acid (PFDA)	0.00342
Perfluorodecanoic Acid (PFDA)	0.0618
1,1,1,2,2,2-Hexafluoroethane (HFE)	0.000859J

CA RICH CONSULTANTS, INC.

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17 Dupont Street, Plainview, New York 11803

TITLE:	Map of PFAS and 1,4'-Dioxane in Groundwater RIR 2020	DATE:	7/7/2020
FIGURE:	15	SCALE:	As Shown
DRAWING NO.:	2020-11	DRAWN BY:	T.R.B.
		APPR. BY:	J.T.C.

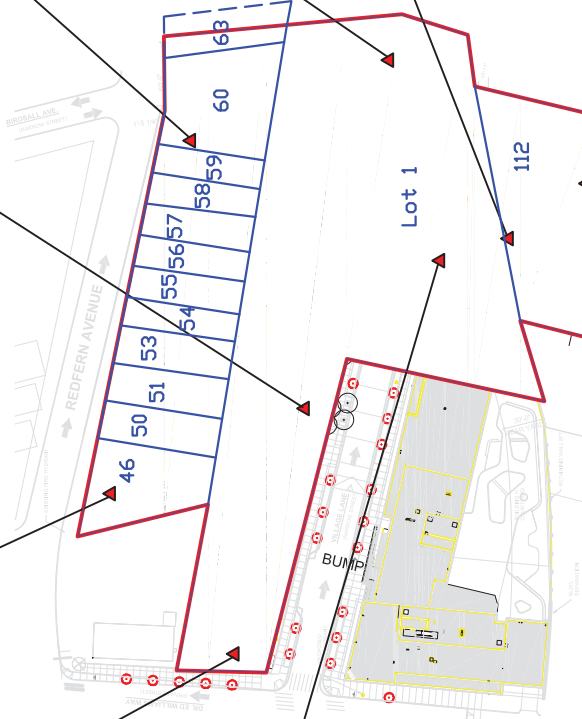


SV-6 3/17/20	
VOCs	ug/m ³
Dichlorodifluoromethane	7.66
1,3-Butadiene	2.03
Acetone	1360
Trichlorofluoromethane	731
Isopropanol	13.6
Tertiary butyl Alcohol	518
2-Butanone	552
Chloroform	138
n-Hexane	4.86
Benzene	2.93
Cyclohexane	1.69
2,2,4-Trimethylpentane	3.87
Heptane	12.5
Toluene	43
Tetrachloroethene	102
Ethylbenzene	12.3
p/m-Xylene	50.8
o-Xylene	19.9
4-Ethyltoluene	2.96
1,3,5-Trimethylbenzene	3.97
1,2,4-Trimethylbenzene	12.4
2-Hexanone	21.9

SV-5 3/17/20	
VOCs	ug/m ³
Dichlorodifluoromethane	9.54
Ethanol	258
Acetone	1560
Trichlorofluoromethane	495
Isopropanol	17.9
Tertiary butyl Alcohol	6.61
Carbon disulfide	1.63
2-Butanone	1.79
n-Hexane	4.79
Benzene	3.77
Cyclohexane	2.54
Heptane	11.5
Toluene	30.3
Tetrachloroethene	6.43
Ethylbenzene	10.1
p/m-Xylene	42.3
o-Xylene	17.8
4-Ethyltoluene	2.63
1,3,5-Trimethylbenzene	3.84
1,2,4-Trimethylbenzene	12.7
2-Hexanone	9.3

SV-4 3/17/20	
VOCs	ug/m ³
Dichlorodifluoromethane	2.87
Acetone	953
Trichlorofluoromethane	12.1
Isopropanol	2.42
Tertiary butyl Alcohol	4.18
2-Butanone	392
n-Hexane	2.25
Benzene	1.56
Cyclohexane	1.66
Heptane	8.4
Toluene	30.8
Tetrachloroethene	10.8
Ethylbenzene	10.6
p/m-Xylene	48.2
o-Xylene	19.5
4-Ethyltoluene	3.12
1,3,5-Trimethylbenzene	4.13
1,2,4-Trimethylbenzene	13.3
2-Hexanone	15.1

SV-7 3/17/20	
VOCs	ug/m ³
Dichlorodifluoromethane	7.27
Ethanol	10.3
Acetone	815
Trichlorofluoromethane	96.7
Isopropanol	23.4
Tertiary butyl Alcohol	3.79
Carbon disulfide	2.38
2-Butanone	38.6
Chloroform	1.11
n-Hexane	2.34
Benzene	1.63
Cyclohexane	1.75
Heptane	9.47
Toluene	47.6
Tetrachloroethene	11
Ethylbenzene	16.9
p/m-Xylene	37.6
o-Xylene	2.76
4-Ethyltoluene	5.84
1,3,5-Trimethylbenzene	12
1,2,4-Trimethylbenzene	17.2
2-Hexanone	



SV-8 3/17/20	
VOCs	ug/m ³
Dichlorodifluoromethane	1.91
Ethanol	15.4
Acetone	881
Trichlorofluoromethane	13.9
Isopropanol	4.01
Tertiary butyl Alcohol	0.626
Carbon disulfide	10.9
2-Butanone	10.3
Chloroform	3.52
n-Hexane	1.39
Benzene	1.89
Cyclohexane	11.5
Heptane	32.8
Toluene	14.5
Tetrachloroethene	10.7
Ethylbenzene	43.6
p/m-Xylene	16.7
o-Xylene	2.77
4-Ethyltoluene	4.75
1,3,5-Trimethylbenzene	13.2
1,2,4-Trimethylbenzene	5.9
2-Hexanone	

SV-10 3/18/20	
VOCs	ug/m ³
Dichlorodifluoromethane	10.2
1,3-Butadiene	0.524
Ethanol	22
Acetone	786
Trichlorofluoromethane	106
Isopropanol	4.1
Tertiary butyl Alcohol	5.06
Carbon disulfide	13.4
2-Butanone	7.79
n-Hexane	8.71
Benzene	11.8
Cyclohexane	26.6
Heptane	21.1
Toluene	21.4
1,1-Dichloroethane	13.8
Ethylbenzene	5.34
p/m-Xylene	26.5
o-Xylene	10.9
4-Ethyltoluene	1.96
1,3,5-Trimethylbenzene	2.73
1,2,4-Trimethylbenzene	9.49
2-Hexanone	24.2

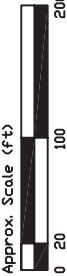
SV-2 3/17/20	
VOCs	ug/m ³
Dichlorodifluoromethane	5.14
Ethanol	11.6
Acetone	10.5
Trichlorofluoromethane	24.8
Isopropanol	9.46
2-Butanone	1.65
Tetrahydrofuran	7.28
Benzene	4.38
Toluene	27.3
Tetrachloroethene	22
Chlorobenzene	3.91

SV-3 3/17/20	
VOCs	ug/m ³
Dichlorodifluoromethane	1.75
Ethanol	22
Acetone	48
Trichlorofluoromethane	1.24
Isopropanol	91.2
Tertiary butyl Alcohol	2.1
Methylene chloride	2.21
2-Butanone	15.2
Ethyl Acetate	18.3
Chloroform	10.9
Tetrahydrofuran	76.4
n-Hexane	5.96
Benzene	11.4
Cyclohexane	57.7
Heptane	17.4
Toluene	7.92
Tetrachloroethene	2.44
Chlorobenzene	2.44
Ethylbenzene	8.29
p/m-Xylene	6.69
o-Xylene	1.96
1,4-Dichlorobenzene	1.57
2-Hexanone	1.28

SV-1 3/18/20	
VOCs	ug/m ³
Dichlorodifluoromethane	2.55
Ethanol	10.2
Acetone	29.2
Trichlorofluoromethane	7.87
Isopropanol	21.4
Carbon disulfide	0.791
2-Butanone	5.22
Ethyl Acetate	9.96
Chloroform	4.3
Tetrahydrofuran	4.8
n-Hexane	2.95
Benzene	2.88
Cyclohexane	1.22
Heptane	16.8
Toluene	3.58
Tetrachloroethene	5.65
Chlorobenzene	1.67
Ethylbenzene	1.17
p/m-Xylene	2
o-Xylene	
1,4-Dichlorobenzene	

Legend

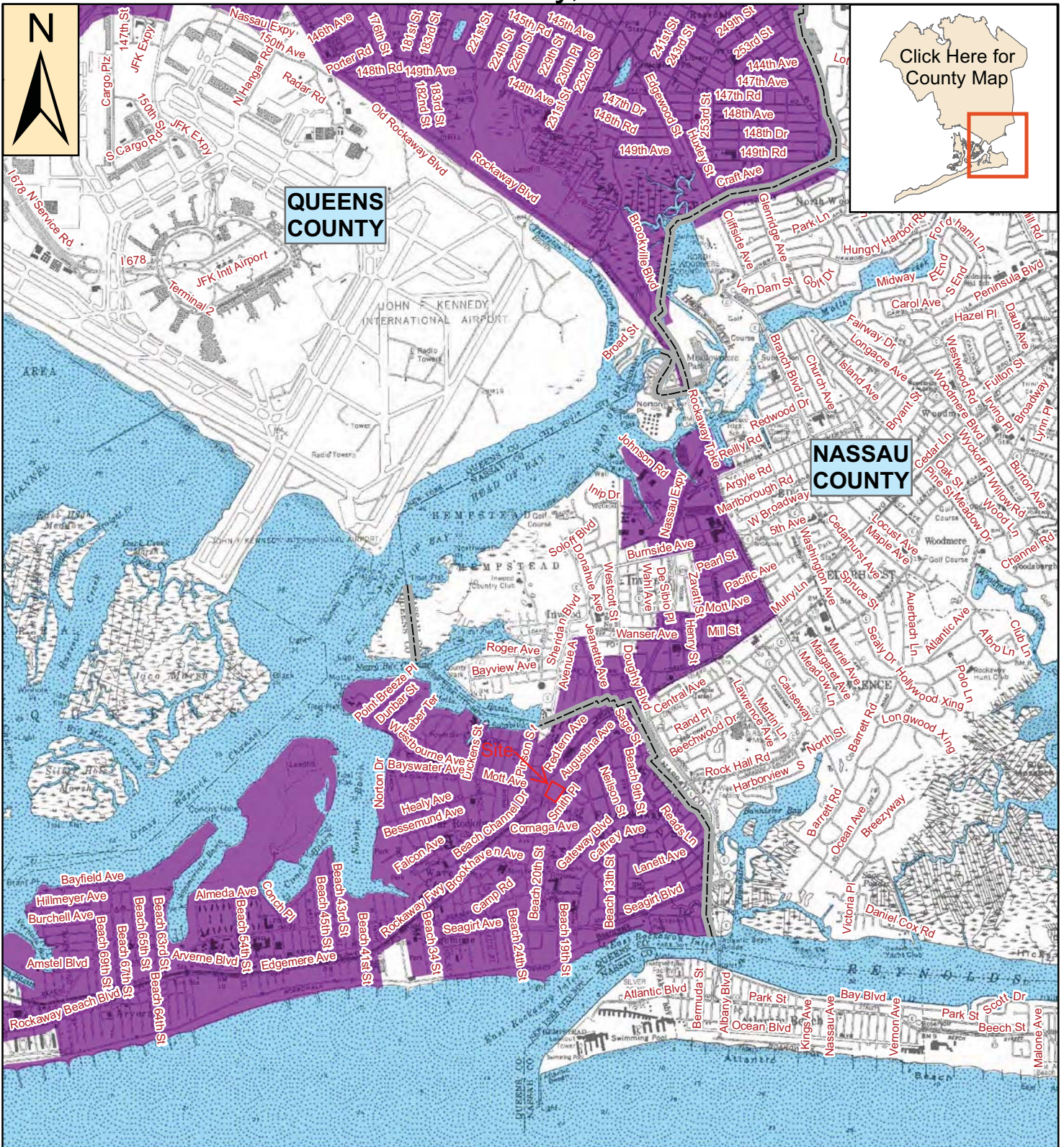
- ▲ Soil Vapor Sample Location
- 60 Lot Number and Boundary
- Red line is approximate property boundary
- Red and blue combination line is approximate property boundary and tax lot boundary



CA RICH CONSULTANTS, INC.
 Environmental Specialists Since 1982
 17 Dupont Street, Plainview, New York 11803

TITLE:	Map of Soil Vapor Chemistry Results RIR 2020	DATE:	7/7/2020
FIGURE:	16	SCALE:	As Shown
DRAWING NO:	2020-2	DRAWN BY:	T.R.B.
		APPR BY:	J.T.C.

Potential Environmental Justice Areas in Southern Queens County, New York



This computer representation has been compiled from supplied data or information that has not been verified by EPA or NYSDEC. The data is offered here as a general representation only and is not to be used for commercial purposes without verification by an independent professional qualified to verify such data or information.

Neither EPA nor NYSDEC guarantee the accuracy, completeness, or timeliness of the information shown and shall not be liable for any loss or injury resulting from reliance.

Data Source for Potential Environmental Justice Areas:
U.S. Census Bureau, 2000 U.S. Census

Legend

- Potential EJ Area
- County Boundary
- Waterbodies

0 0.2 0.4 0.6 0.8 1 Miles

SCALE: 1:45,000

For questions about this map contact:
New York State Department of
Environmental Conservation
Office of Environmental Justice
625 Broadway, 14th Floor
Albany, New York 12233-1500
(518) 402-8556
ej@gw.dec.state.ny.us



Figure 17
Environmental Justice Area Map