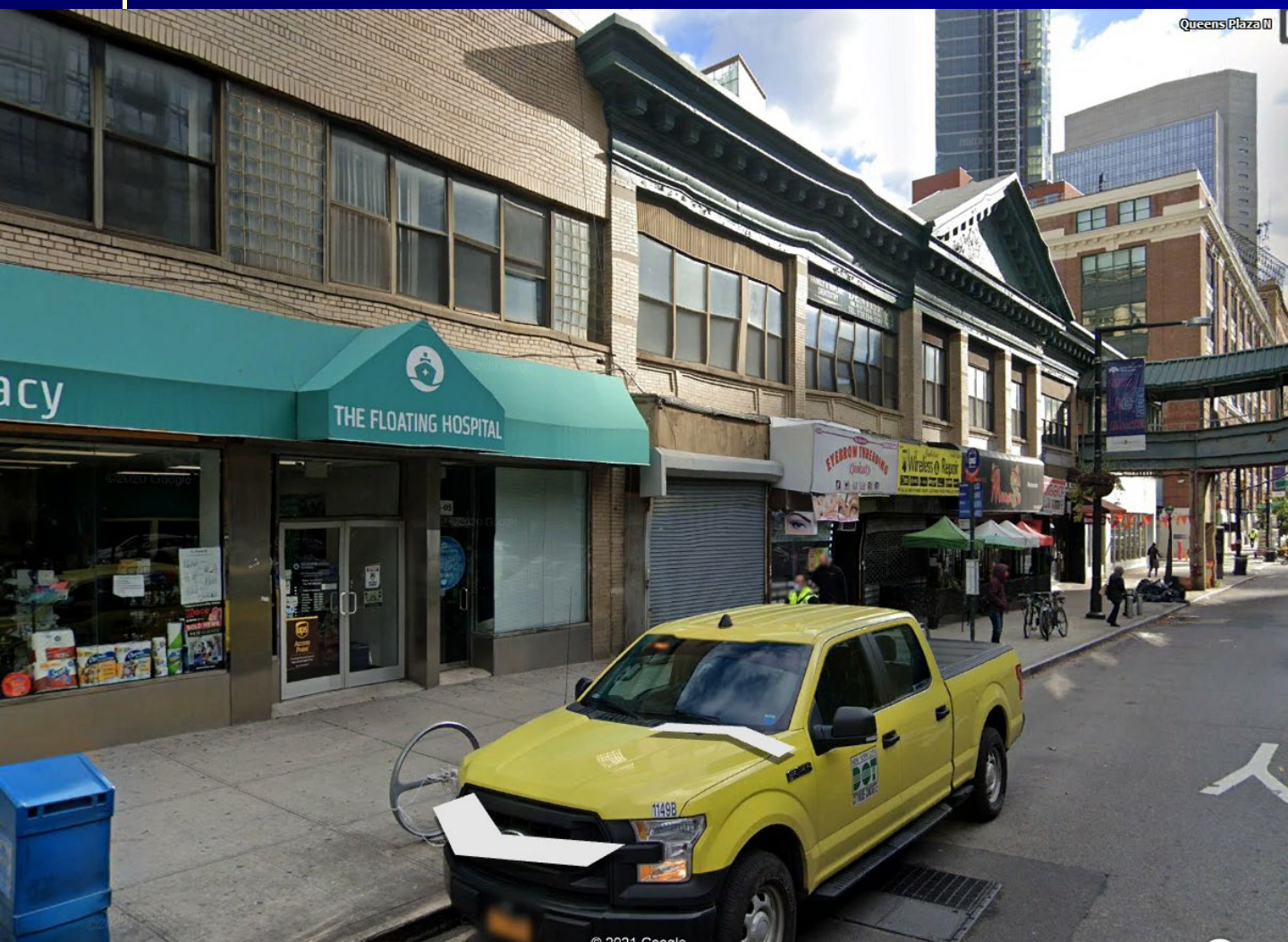


**Queens Plaza North New York, LLC c/o Grubb Properties,  
Estia Realty LLC, Vadiel Properties LLC and VVI Properties LLC  
Brownfield Cleanup Program Application  
Queensboro Lanes Site  
25-01 Queens Plaza North and n/a 25th Street  
Queens, New York 11101  
C241257**



**Legal & Consulting Team:  
Knauf Shaw LLP & Langan Engineering.  
July 2021**



## 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 11*

#### Section I. Requestor Information - See Instructions for Further Guidance

DEC USE ONLY  
BCP SITE #:

NAME Queens Plaza North New York, LLC, Estia Realty LLC, Vadiel Properties LLC, and VVI Properties LLC

ADDRESS See Support Narrative; see also attached pages.

CITY/TOWN

ZIP CODE

PHONE (704) 971 - 4871

FAX (704) 372 - 9882

E-MAIL [hschmidt@grubbproperties.com](mailto:hschmidt@grubbproperties.com)

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

☒ Yes ☐ No

- If the requestor is a Corporation, LLC, LLP or other entity requiring authorization from the NYS Department of State to conduct business in NYS, the requestor's name must appear, exactly as given above, in the [NYS Department of State's Corporation & Business Entity Database](#). A print-out of entity information from the database must be submitted to the New York State Department of Environmental Conservation (DEC) with the application to document that the requestor is authorized to do business in NYS. **Please note:** If the requestor is an LLC, the members/owners names need to be provided on a separate attachment.

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

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

#### Section II. Project Description

1. What stage is the project starting at?

☒ Investigation

☐ Remediation

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

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

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

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



## 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 11*

#### Section I. Requestor Information - See Instructions for Further Guidance

DEC USE ONLY  
BCP SITE #:

NAME Queens Plaza North New York, LLC

ADDRESS c/o Grubb Properties, 4061 Park Road, Suite 450

CITY/TOWN Charlotte, NC

ZIP CODE 28209

PHONE (704) 971 - 4871

FAX (704) 372 - 9882

E-MAIL jhochman@grubbproperties.com

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

☒ Yes ☐ No

- If the requestor is a Corporation, LLC, LLP or other entity requiring authorization from the NYS Department of State to conduct business in NYS, the requestor's name must appear, exactly as given above, in the [NYS Department of State's Corporation & Business Entity Database](#). A print-out of entity information from the database must be submitted to the New York State Department of Environmental Conservation (DEC) with the application to document that the requestor is authorized to do business in NYS. **Please note:** If the requestor is an LLC, the members/owners names need to be provided on a separate attachment.

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

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

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

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

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





## 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 11*

#### Section I. Requestor Information - See Instructions for Further Guidance

DEC USE ONLY  
BCP SITE #:

NAME Estia Realty LLC

ADDRESS c/o Jennifer Appel, 31-44 Steinway Street, #2F

CITY/TOWN Astoria, New York

ZIP CODE 11103

PHONE (516) 296 - 7129

FAX NA

E-MAIL johnfalidas@yahoo.com

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

☒

Yes

☐

No

- If the requestor is a Corporation, LLC, LLP or other entity requiring authorization from the NYS Department of State to conduct business in NYS, the requestor's name must appear, exactly as given above, in the [NYS Department of State's Corporation & Business Entity Database](#). A print-out of entity information from the database must be submitted to the New York State Department of Environmental Conservation (DEC) with the application to document that the requestor is authorized to do business in NYS. **Please note:** If the requestor is an LLC, the members/owners names need to be provided on a separate attachment.

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

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

#### Section II. Project Description

1. What stage is the project starting at?

☒

Investigation

☐

Remediation

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

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

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

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- the date the Certificate of Completion is anticipated.





## BROWNFIELD CLEANUP PROGRAM (BCP) APPLICATION FORM

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☐ 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 11*

#### Section I. Requestor Information - See Instructions for Further Guidance

DEC USE ONLY  
BCP SITE #:

NAME Vadiel Properties LLC

ADDRESS 31-19 Newtown Avenue, Suite 1000

CITY/TOWN Astoria, New York

ZIP CODE 11102

PHONE (718) 359 - 8634

FAX NA

E-MAIL billy21993@gmail.com

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

☒ Yes ☐ No

- If the requestor is a Corporation, LLC, LLP or other entity requiring authorization from the NYS Department of State to conduct business in NYS, the requestor's name must appear, exactly as given above, in the [NYS Department of State's Corporation & Business Entity Database](#). A print-out of entity information from the database must be submitted to the New York State Department of Environmental Conservation (DEC) with the application to document that the requestor is authorized to do business in NYS. **Please note:** If the requestor is an LLC, the members/owners names need to be provided on a separate attachment.

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

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

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

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

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



## 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 11*

#### Section I. Requestor Information - See Instructions for Further Guidance

DEC USE ONLY  
BCP SITE #:

NAME VVI Properties LLC

ADDRESS 31-19 Newtown Avenue, Suite 1000

CITY/TOWN Astoria, New York

ZIP CODE 11102

PHONE (917)216 - 4213

FAX NA

E-MAIL billy21993@gmail.com

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

☒ Yes ☐ No

- If the requestor is a Corporation, LLC, LLP or other entity requiring authorization from the NYS Department of State to conduct business in NYS, the requestor's name must appear, exactly as given above, in the [NYS Department of State's Corporation & Business Entity Database](#). A print-out of entity information from the database must be submitted to the New York State Department of Environmental Conservation (DEC) with the application to document that the requestor is authorized to do business in NYS. **Please note:** If the requestor is an LLC, the members/owners names need to be provided on a separate attachment.

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

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

#### Section II. Project Description

1. What stage is the project starting at?

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

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

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

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

### Section III. Property's Environmental History

All applications **must include** an Investigation Report (per ECL 27-1407(1)). The report must be sufficient to establish that the site requires remediation and 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). Please do not submit paper copies of supporting documents.**

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	X
Other VOCs			
SVOCs	X	X	
Metals	X	X	
Pesticides			
PCBs			
Other*			

\*Please describe: \_\_\_\_\_

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

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

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

ARE THE REQUIRED MAPS INCLUDED WITH THE APPLICATION?\*

(\*answering No will result in an incomplete application)

☒ Yes ☐ No

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

☐ Coal Gas Manufacturing ☒ Manufacturing ☐ Agricultural Co-op ☐ Dry Cleaner  
☐ Salvage Yard ☐ Bulk Plant ☐ Pipeline ☐ Service Station  
☐ Landfill ☐ Tannery ☐ Electroplating ☐ Unknown

Other: Plastics and Garment Factory; former bowling alley; old 1936 registered 5,000-gallon heating oil tank



Section IV. Property Information - See Instructions for Further Guidance				
PROPOSED SITE NAME Queensboro Lanes Site				
ADDRESS/LOCATION 25-01 Queens Plaza North and n/a 25th Street				
CITY/TOWN Queens		ZIP CODE 11101		
MUNICIPALITY(IF MORE THAN ONE, LIST ALL): Long Island City and Queens County				
COUNTY Queens		SITE SIZE (ACRES) 0.699 Acres		
LATITUDE (degrees/minutes/seconds) 40 ° 45 ' 03.6N "		LONGITUDE (degrees/minutes/seconds) 73 ° 56 ' 22.9W "		
<b>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.</b>				
Parcel Address		Section No.	Block No.	Lot No.      Acreage
25-01 Queens Plaza North		Queens	415	4      0.572
N/A 25th Street		Queens	415	10      0.127
1. Do the proposed site boundaries correspond to tax map metes and bounds? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If no, please attach an accurate map of the proposed site.				
2. Is the required property map attached to the application? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No (application will not be processed without map)				
3. Is the property within a designated Environmental Zone (En-zone) pursuant to Tax Law 21(b)(6)? (See <a href="#">DEC's website</a> for more information)      Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> If yes, identify census tract : <u>Census Tract 33</u> Percentage of property in En-zone (check one): <input type="checkbox"/> 0-49% <input type="checkbox"/> 50-99% <input checked="" type="checkbox"/> 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)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, identify name of properties (and site numbers if available) in related BCP applications: _____				
5. Is the contamination from groundwater or soil vapor solely emanating from property other than the site subject to the present application? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
6. Has the property previously been remediated pursuant to Titles 9, 13, or 14 of ECL Article 27, Title 5 of ECL Article 56, or Article 12 of Navigation Law? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Yes If yes, attach relevant supporting documentation. See Support Narrative.				
7. Are there any lands under water? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, these lands should be clearly delineated on the site map.				

#### Section IV. Property Information (continued)

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

Easement/Right-of-way Holder

Description

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

Type

Issuing Agency

Description

Petroleum Bulk Storage

NYSDEC

5,000-gallon No. 4 fuel oil UST

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)**

<b>Section V. Additional Requestor Information</b> <b>See Instructions for Further Guidance</b>		DEC USE ONLY BCP SITE NAME: _____ BCP SITE #: _____	
NAME OF REQUESTOR'S AUTHORIZED REPRESENTATIVE James M. Hochman, John Falidas, Paul Falidas, Vasilios G. Falidas			
ADDRESS See Support Narrative.			
CITY/TOWN		ZIP CODE	
PHONE (704) 971 - 4871	FAX (704) 372 - 9882	E-MAIL jhochman@grubbproperties.com	
NAME OF REQUESTOR'S CONSULTANT Langan Engineering, Environmental, Surveying, Landscape, Architecture and Geology, D.P.C.			
ADDRESS 21 Penn Plaza, 360 West 31st Street, 8th Floor c/o Mimi Raygorodetsky			
CITY/TOWN New York, New York		ZIP CODE 10001	
PHONE (212) 479 - 5400	FAX (212) 479 - 5444	E-MAIL mraygorodetsky@langan.com	
NAME OF REQUESTOR'S ATTORNEY Linda Shaw, Esq., Knauf Shaw LLP			
ADDRESS 1400 Crossroads Building, 2 State Street			
CITY/TOWN Rochester, New York		ZIP CODE 14614	
PHONE (585) 546 - 8430	FAX (585) 546 - 4324	E-MAIL lshaw@nyenvlaw.com	
<b>Section VI. Current Property Owner/Operator Information – if not a Requestor</b>			
CURRENT OWNER'S NAME See Support Narrative.		OWNERSHIP START DATE: 7/11/2018	
ADDRESS			
CITY/TOWN		ZIP CODE	
PHONE	FAX	E-MAIL	
CURRENT OPERATOR'S NAME See Support Narrative.			
ADDRESS			
CITY/TOWN		ZIP CODE	
PHONE	FAX	E-MAIL	
<b>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".</b>			
<b>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.</b>			
<b>Section VII. Requestor Eligibility Information (Please refer to ECL § 27-1407)</b>			
If answering "yes" to any of the following questions, please provide an explanation as an attachment.			
1. Are any enforcement actions pending against the requestor regarding this site?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
2. Is the requestor subject to an existing order for the investigation, removal or remediation of contamination at the site?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
3. Is the requestor subject to an outstanding claim by the Spill Fund for this site? Any questions regarding whether a party is subject to a spill claim should be discussed with the Spill Fund Administrator.		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	



## Section VII. Requestor Eligibility Information (continued)

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

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

### ☒ PARTICIPANT

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

### ☐ VOLUNTEER

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

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

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

## Section VII. Requestor Eligibility Information (continued)

Requestor Relationship to Property (check one):

☐ Previous Owner ☒ Current Owner ☒ Potential /Future Purchaser ☐ Other \_\_\_\_\_

If requestor is not the current site owner, **proof of site access sufficient to complete the remediation must be submitted**. Proof must show that the requestor will have access to the property before signing the BCA and throughout the BCP project, including the ability to place an easement on the site Is this proof attached?

☒ Yes ☐ No

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

## Section VIII. Property Eligibility Information - See Instructions for Further Guidance

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

## Section IX. Contact List Information

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

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

## Section X. Land Use Factors

1. What is the current municipal zoning designation for the site? M1-5/R9 and LIC

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

☒ Residential ☒ Commercial ☒ Industrial

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

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

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

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

If residential, does it qualify as single family housing?

☐ Yes ☒ No

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

☒ Yes ☐ No

See Support Narrative

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

☒ Yes ☐ No

See Support Narrative

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

☒ Yes ☐ No

See Support Narrative



## 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 Chief Financial Officer (title) of Queens Plaza North New York, 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: 5/15/2021

Signature: James M. Hochman

Print Name: James M. Hochman

### SUBMITTAL INFORMATION:

- **Two (2)** copies, one paper copy of the application form with original signatures and table of contents, and one complete electronic copy in final, non-fillable 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

**PLEASE DO NOT SUBMIT PAPER COPIES OF SUPPORTING DOCUMENTS.** Please provide a hard copy of ONLY the application form and a table of contents.

**FOR DEC USE ONLY**

**BCP SITE T&A CODE:** \_\_\_\_\_ **LEAD OFFICE:** \_\_\_\_\_

## **XI. Statement of Certification and Signatures**

(By requestor who is an individual)

If this application is approved, I hererby acknowledge and agree: (1) to execute a Brownfield Cleanup Agreement (BCA) within 60 days of the date of DEC's approval letter; (2) to the general terms and conditions set forth in the *DER-32, Brownfield Cleanup Program Applications and Agreements*; and (3) that in the event of a conflict between the general terms and conditions of participation and the terms contained in a site-specific BCA, the terms in the site-specific BCA shall control. Further, I hereby affirm that information provided on this form and its attachments is true and complete to the best of my knowledge and belief. I am aware that any false statement made herein is punishable as a Class A misdemeanor pursuant to section 210.45 of the Penal Law.

Date: \_\_\_\_\_ Signature: \_\_\_\_\_

Print Name: \_\_\_\_\_

(By a requestor other than an individual)

I hereby affirm that I am a Member (title) of Estia Realty 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: 05/17/21 Signature: John Falidas

Print Name: John Falidas

### **SUBMITTAL INFORMATION:**

- **Two (2)** copies, one paper copy of the application form with original signatures and table of contents, and one complete electronic copy in final, non-fillable Portable Document Format (PDF), must be sent to:
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Date: \_\_\_\_\_ Signature: \_\_\_\_\_

Print Name: \_\_\_\_\_

(By a requestor other than an individual)

I hereby affirm that I am a Member (title) of Vadiel Properties 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: May 19, 2021 Signature: Paul Falidas

Print Name: \_\_\_\_\_ Paul Falidas

### SUBMITTAL INFORMATION:

- Two (2) copies, one paper copy of the application form with original signatures and table of contents, and one complete electronic copy in final, non-fillable Portable Document Format (PDF), must be sent to:
  - Chief, Site Control Section
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  - Division of Environmental Remediation
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  - Albany, NY 12233-7020

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**FOR DEC USE ONLY**

**BCP SITE T&A CODE:** \_\_\_\_\_ **LEAD OFFICE:** \_\_\_\_\_



## XI. Statement of Certification and Signatures

(By requestor who is an individual)

If this application is approved, I hererby acknowledge and agree: (1) to execute a Brownfield Cleanup Agreement (BCA) within 60 days of the date of DEC's approval letter; (2) to the general terms and conditions set forth in the *DER-32, Brownfield Cleanup Program Applications and Agreements*; and (3) that in the event of a conflict between the general terms and conditions of participation and the terms contained in a site-specific BCA, the terms in the site-specific BCA shall control. Further, I hereby affirm that information provided on this form and its attachments is true and complete to the best of my knowledge and belief. I am aware that any false statement made herein is punishable as a Class A misdemeanor pursuant to section 210.45 of the Penal Law.

Date: \_\_\_\_\_

Signature: \_\_\_\_\_

Print Name: \_\_\_\_\_

(By a requestor other than an individual)

I hereby affirm that I am a Member \_\_\_\_\_ (title) of VVI Properties 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: 05/18/2021

Signature: \_\_\_\_\_

Print Name: \_\_\_\_\_ Vasilios G. Falidas

### SUBMITTAL INFORMATION:

- **Two (2)** copies, one paper copy of the application form with original signatures and table of contents, and one complete electronic copy in final, non-fillable 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

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**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 11**

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
<b>Please answer questions below and provide documentation necessary to support answers.</b>	
1. Is at least 50% of the site area located within an environmental zone pursuant to NYS Tax Law 21(b)(6)? Please see <a href="#">DEC's website</a> for more information.	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
2. Is the property upside down or underutilized as defined below?	Upside Down? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
	Underutilized? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<p><b>From ECL 27-1405(31):</b></p> <p>"Upside down" shall mean a property where the projected and incurred cost of the investigation and remediation which is protective for the anticipated use of the property equals or exceeds seventy-five percent of its independent appraised value, as of the date of submission of the application for participation in the brownfield cleanup program, developed under the hypothetical condition that the property is not contaminated.</p> <p><b>From 6 NYCRR 375-3.2(I) as of August 12, 2016:</b> (Please note: Eligibility determination for the underutilized category can only be made at the time of application)</p> <p>375-3.2:</p> <p>(I) "Underutilized" means, as of the date of application, real property on which no more than fifty percent of the permissible floor area of the building or buildings is certified by the applicant to have been used under the applicable base zoning for at least three years prior to the application, which zoning has been in effect for at least three years; and</p> <p>(1) the proposed use is at least 75 percent for industrial uses; or</p> <p>(2) at which:</p> <p>(i) the proposed use is at least 75 percent for commercial or commercial and industrial uses;</p> <p>(ii) the proposed development could not take place without substantial government assistance, as certified by the municipality in which the site is located; and</p> <p>(iii) one or more of the following conditions exists, as certified by the applicant:</p> <p>(a) property tax payments have been in arrears for at least five years immediately prior to the application;</p> <p>(b) a building is presently condemned, or presently exhibits documented structural deficiencies, as certified by a professional engineer, which present a public health or safety hazard; or</p> <p>(c) there are no structures.</p> <p>"Substantial government assistance" shall mean a substantial loan, grant, land purchase subsidy, land purchase cost exemption or waiver, or tax credit, or some combination thereof, from a governmental entity.</p>	



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

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

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

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

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

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

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

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

## BCP Application Summary (for DEC use only)

**Site Name:** Queensboro Lanes Site  
**City:** Queens

**Site Address:** 25-01 Queens Plaza North and n/a 25th Street  
**County:** Queens **Zip:** 11101

### Tax Block & Lot

**Section (if applicable):** Queens **Block:** 415 **Lot:** 4

**Requestor Name:** Queens Plaza North New York, LLC, Estia Realty LLC, Vadiel Properties LLC, and VVI Properties LLC  
**City:**

**Requestor Address:** See Support Narrative; see also attached pages.  
**Zip:** **Email:** hschmidt@grubbproperties.com

### Requestor's Representative (for billing purposes)

**Name:** James M. Hochman, John Falidas, Paul Falidas, Vasilios G. Falidas  
**City:**

**Address:** See Support Narrative.  
**Zip:**

**Email:** jhochman@grubbproperties.com

### Requestor's Attorney

**Name:** Linda Shaw, Esq., Knauf Shaw LLP  
**City:** Rochester, New York

**Address:** 1400 Crossroads Building, 2 State Street  
**Zip:** 14614

**Email:** lshaw@nyenvlaw.com

### Requestor's Consultant

**Name:** Langan Engineering, Environmental, Surveying, Landscape, Architecture and Geology  
**City:** New York, New York

**Address:** 21 Penn Plaza, 360 West 31st Street, 8th Floor c/o Mimi Raygorodetsky  
**Zip:** 10001

**Email:** mraygorodetsky@langan.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:**

# **BCP APPLICATION SUPPORT DOCUMENT**

## **BCP APPLICATION SUPPORT DOCUMENT**

### **Exhibit List**

<b>Exhibit A -</b>	DOS Entity Information
<b>Exhibit B-</b>	Corporate Consent
<b>Exhibit C-</b>	Deed
<b>Exhibit D-</b>	Site Access Agreements
<b>Exhibit E-</b>	Previous Owners and Operators
<b>Exhibit F-</b>	Site Drawing Spider Maps
<b>Exhibit G-</b>	Survey and Tax Map
<b>Exhibit H-</b>	Site Location, Base, Environmental Justice, BOA and En-Zone Maps
<b>Exhibit I-</b>	Zoning Map
<b>Exhibit J-</b>	Flood Map
<b>Exhibit K-</b>	Site Contact List
<b>Exhibit L-</b>	Repository Letters

#### **ENVIRONMENTAL REPORTS SEPARATELY ATTACHED ON CD:**

- A. August 1989 Spill No. 8905133 – 25-15 Queens Plaza North
- B. January 1997 Spill No. 9612175 – Crescent St/Queens Plaza
- C. August 2003 Spill No. 0305348 – 25-15 Queens Plaza North
- D. February 2014 Athenica Phase I ESA
- E. December 2020 Langan Phase I ESA
- F. December 2020 NOVA Geophysical Survey
- G. January 2021 Langan Phase II ESI
- H. February 2021 Langan Limited Hazardous Materials Assessment Report
- I. April 2021 Langan Remedial Investigation Work Plan

## **PART A**

### **SECTION I - REQUESTOR INFORMATION**

The Requestors are Queens Plaza North New York, LLC, Estia Realty LLC, Vadiel Properties LLC, and VVI Properties LLC.

Queens Plaza North New York, LLC, is a Delaware limited liability company doing business in New York with offices located at 4061 Park Road, Suite 450, Charlotte, North Carolina 28209 and the prospective purchaser, remedial party and developer of the prospective Brownfield Cleanup program (BCP) Site. The members include Queens Plaza North New York Member, LLC, Queens Plaza North New York JV, LLC, 2020 Grubb Qualified Opportunity Fund, LLC, and Grubb Properties, LLC.

Estia Realty LLC is a New York limited liability company authorized to do business in the State of New York with offices located at 31-44 Steinway Street, #2F, Astoria, New York 11103. John Falidas is the sole member of Estia Realty. John can be reached via his counsel Jennifer Appel at (516) 296 -7129.

Vadiel Properties LLC a New York limited liability company authorized to do business in the State of New York with offices located at 31-19 Newtown Avenue, Suite 1000, Astoria, New York 11102. Paul Falidas is the sole member of Vadiel Properties LLC with a phone number of (718) 359-8634.

VVI Properties LLC a New York limited liability company authorized to do business in the State of New York with offices located at 31-19 Newtown Avenue, Suite 1000, Astoria, New York 11102. *See Exhibit A, NYSDOS Entity Information.* The members include Vasilios Falidas, Ioannis Falidas, and Vasiliki Falidas with a phone number of (917) 216-4213.

Collectively, Estia Realty LLC, Vadiel Properties LLC, and VVI Properties LLC are the owners of the BCP Site. *See Exhibit A for the DOS filing for each Requestor.*

The Written Consents provides James M. Hochman, Chief Financial Officer of Grubb Properties, with authority to sign all Brownfield Cleanup Program (“BCP”) documents on behalf of the Requestor Queens Plaza North New York, LLC, John Falidas with authority to sign all BCP documents on behalf of Requestor Estia Realty LLC, Paul Falidas with the authority to sign all BCP documents on behalf of Requestor Vadiel Properties LLC, and Vasilios G. Falidas with the authority to sign all BCP documents on behalf of Requestor VVI Properties LLC. *See Exhibit B, Corporate Consents.*

As further described below in Section IV, the Site is located at the address 25-01 Queens Plaza North, Queens, New York 11101 on two tax lots - Tax Block 415, Lot 4 and 10. Lot 10 does not have an actual address but is on 25th Street, Queens, New York, 11101. Tax Block 415 Lot 4 and 10 collectively make up the “Site” or “BCP Site” in this application.

As noted above, Requestor Queens Plaza North New York, LLC is not yet the owner of the Site. The planned timeframe for acquisition is September 2021. As more fully described below in



Section VI, the Site is family owned by three related LLCs - Estia Realty LLC, Vadiel Properties LLC, and VVI Properties LLC (the “Seller Entities”). *See Exhibit C Deed.* Estia Realty LLC owns 39.085106% of the Site, Vadiel Properties LLC owns 27.77766% of the Site, and VVI Properties LLC 33.137234% of the Site. The Seller Entities specifically requested to be parties to the BCA.

Queens Plaza North New York, LLC has received a temporary Site Access Agreement from the Seller Entities to access the Site to perform investigation and remediation work required by the BCP. *See Exhibit D, Site Access Agreements.*

The Requestor Queens Plaza North New York, LLC has no prior relationship with any current or past owners or operators of the Site except that it plans to purchase the Site from the Seller Entities in or about September 2021. *See Sections V and VI below, and Exhibit E, Previous Owners and Operators List.* The Seller Entities are not believed to have caused any of the contamination of the Site, which predates the Seller Requestors’ involvement at the Site. To the extent spills occurred during the Seller entities ownership they were remediated.

## **SECTION II - PROJECT DESCRIPTION**

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

### **4. Short Project Description**

The planned redevelopment of the Site entails construction of a mixed-use commercial and multifamily housing development project. Thirty percent (30%) of the units will be affordable housing units. The ground floor will contain commercial units, a lobby, an egress, building services, and a Public Transit area. Access to the Queens Plaza subway stop is currently located within the current on-site structure on the second floor. The developer will work with the New York Mass Transit Authority to make the access to the elevated subway entrance handicapped accessible. If the handicap accessibility is approved, the project will receive a density bonus increasing the number of residential units from 337 to 411 units.

### **Schedule- Commencement through COC**

A Remedial Investigation Work Plan (“RIWP”) has been prepared and submitted with this application. Therefore, the NYSDEC review and Public Comment Period is expected to be completed by August or September 2021. All current tenants are also expected to vacate the Site by July 2021. The Remedial Investigation is then expected to be completed shortly after the RIWP is approved in August or September 2021. Site preparation activities, including demolition of the existing building and planning for the removal of a large, registered 5,000-gallon active underground storage tank (“UST”) still being used to provide heating oil for the building, will commence before the investigation to facilitate investigation activities, particularly in relation to the large UST still present beneath the site. This work may commence by October 2021. A Remedial Investigation Report (RIR) and Remedial Action Work Plan (RAWP) are then expected to be submitted by November – December 2021. Remediation, including soil excavation and foundation work, is expected to commence in early 2022 after the completion of the RAWP Public Comment Period. The Certificate of Completion is anticipated to be issued in December 2022.

## **SECTION III – PROPERTY’S ENVIRONMENTAL HISTORY**

### **1. List of Environmental Reports**

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

- A. August 1989 Spill No. 8905133 – 25-15 Queens Plaza North
- B. January 1997 Spill No. 9612175 – Crescent St/Queens Plaza
- C. August 2003 Spill No. 0305348 – 25-15 Queens Plaza North
- D. February 2014 Athenica Phase I ESA
- E. December 2020 Langan Phase I ESA
- F. December 2020 NOVA Geophysical Survey
- G. January 2021 Langan Phase II ESI
- H. February 2021 Langan Limited Hazardous Materials Assessment Report
- I. April 2021 Langan Remedial Investigation Work Plan

### **2. Sampling Data**

*See Exhibit F, Spider Maps which include sampling data summaries, and Section IV.10.F.*

### **3. Site Drawing**

*See Exhibit F, Spider Maps.*

### **4. Past Land Uses**

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

## **SECTION IV – PROPERTY INFORMATION**

### **1. Site Boundary and Tax Parcel Information**

The Site boundary does correspond to the tax boundaries. The Tax Boundary Map and a Survey map are provided in Exhibit G. The Site Location Map, Base Property Map, Environmental Justice and En-Zone Map are in Exhibit H. The Site is in En-Zone Type B, Census Tract 33. The Site is also located in an Environmental Justice Zone but not in a BOA. *See relevant maps in Exhibit H.*

### **2. Property Map**

The Site Location and Base Property Map are in Exhibit H. A Survey map is in Exhibit G.

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

### **10. Property Description Narrative**

A. Site Location

*See* Response to Section IV.1 and IV.2 above. The Site is located at 25-01 Queens Plaza North, Queens, New York 11101, Tax Block 415, Lot 4, and N/A 25<sup>th</sup> Street, Queens, New York, 11101, Tax Block 415, Lot 10. The Site is located in a mixed-use urban area. The surrounding properties include residential, commercial, industrial, and institutional buildings. There are two multi-story mixed-use residential and commercial buildings north of the Site. 27th Street and a multi-story commercial office building are located to the east of the Site. Queens Plaza North and Queensboro Bridge Greenway are located south of the Site. To the west of the Site is Crescent Street and two multi-story mixed-use residential and commercial buildings. Multiple day care centers, parks, and schools, are located within 0.5 miles of the Site. Multi-story mixed-use buildings, parking lots, office buildings, and small-scale industrial and manufacturing facilities, are also located within 0.5 miles of the Site.

B. Site Features

The approximately 0.699-acre Site consists of two adjacent lots in Queens, New York. Lot 4, the southeast lot, fronts Queens Plaza North and is currently improved with a two-story commercial building with a partial cellar level. The second story of the building is connected to an adjacent New York City Transit elevated Subway station entrance by a pedestrian bridge. The building is heated by an oil-fired boiler, which is fueled by a 5,000-gallon UST located in an adjacent room. Lot 10 fronts Crescent Street and is currently used as a parking lot. The East River is approximately 0.67 miles northwest of the Site. Newtown Creek is approximately 0.62 miles to the south of the Site. According to the Federal Emergency Management Agency preliminary flood insurance rate map, the Site is located within Zone X and is designated for areas of 0.2 percent annual chance flood; areas of one percent annual chance of flood with average depths of less than one foot or with drainage areas less than one square mile; and areas protected by levees from one percent annual chance flood. *See* the Flood Map in Exhibit J.

C. Current Zoning and Land Use

The Site is currently located in the M1-5/R9 and the Special Long Island City Mixed Use (LIC) zoning District. A M1-5/R-9 district allows for light industrial uses and storage facilities, and a R9 district typically consists of residences developed under height factor regulations of 0.3. The special LIC district typically includes a mix of residential, commercial, industrial, and cultural uses. The existing commercial building is currently being used by restaurants, a salon, a vaporizer store, a recruiting office for the U.S. Army, U.S. Marines, and U.S. Navy, a foodbank, and a healthcare facility. The surrounding properties are multi-story residential and commercial buildings. The closest residential building, the Crescent Club apartment building, is located on an adjacent lot. Queens Plaza Subway Station is located 105 feet south of the Site.

D. Past Use of the Site

1. *Past Use of the Site*

Past Uses of Lot 4 – 25-01 Queens Plaza North

On 1936 maps, three gasoline tanks were located at the southeast corner of the Site. The present-day pedestrian bridge that connects the Site to the Queens Plaza Station subway platform was added to the building in 1941. In 1947, the building contained multiple stores. Three one-story stores were also developed on the west end of the Site. Maps from 1950 show the building on Lot 4 in its current configuration. The basement of the building was occupied by a bowling alley and a restaurant, the ground level was occupied by retail stores, and the second floor was occupied by offices. The bowling alley may have contributed to the contamination present on the Site because bowling alleys have historically used solvents to clean the lanes. The three gas tanks at the southern corner of the Site are no longer present in 1950. In 1971, manufacturing facilities and offices occupied the basement of the building on Lot 4. Offices and stores occupied the first and second floors. An unspecified manufacturer occupied a portion of Lot 4 in 1977. The manufacturer was present in the eastern portion of the building that had previously made garments. This manufacturer may have contributed to the contamination present at the Site. In 1984, an 8-track cassette assembler was present at the Site along with a plastic processing factory on the first floor of the building. The presence of these facilities may have contributed to on-Site contamination. On August 23, 1989, a tank test failure occurred at the Site. The incident was assigned Spill No. 0805133 by the NYSDEC. The spill was closed in November of 1992. In 1994, the fuel oil UST on the Site was changed from No. 4 to No. 2 fuel oil. In addition, the manufacturing facility is no longer present on the Site.

On January 10, 1997, a traffic accident occurred at the intersection of Crescent Street and Queens Plaza. The accident caused the spill of 50-gallon of diesel fuel. The spill was assigned Spill No. 9612175 but the spill was closed on the same day. On August 1, 2003, as a result of another tank test failure, a spill of No. 2 fuel oil occurred at the Site. The spill was assigned Spill No. 0305348 by the NYSDEC. The spill was closed in May of 2007. Falidas Associates Corp, an affiliate of Falidas Associates, occupied the building between 2000 and 2013. The current Site owners collectively purchased the Lot in July 2018.

Past Uses on Lot 10 – N/A 25th Street

In 1898, historical maps show two residential structures and a stable on Lot 10. A third residential building was added to the Lot by 1915. New building construction occurred on the Lot in 1921 and 1927. A private one-story automobile garage was added to one of the dwellings in 1936 maps. A small store was also present on the Site at that time. Lot 10 is depicted as a single lot in 1970. The buildings were demolished and replaced with a paved lot by 1970. It is likely that contaminated historic fill was introduced to the Site before this time. The current Site owners purchased Lot 10, together with Lot 4, in July 2018. The garage and historic fill soils appear to have contributed to contamination of this Lot.

2. *Past Investigations Related to Uses and Environmental Conditions that Led to the Submission of this application*

In February 2014, a Phase I ESA was prepared for Falidas Associates by Athenica Environmental Services, Inc. (“Athenica”) for due diligence purposes prior to selling the property to identify recognized environmental conditions (RECs) in connection with the Site. At the time of the Phase I ESA, portions of the Site were unoccupied. Athenica observed a 5,000-gallon UST in the basement of the building. A vent pipe associated with the UST was located along the west exterior wall of the building. No evidence of field contamination was observed around the UST. Athenica observed potential PCB-containing fluorescent light ballasts were utilized throughout the building. A pit of wastewater was present from the on-site sewer connection. The Site inspection revealed suspected asbestos containing materials (ACM). Athenica concluded lead paint may also be present in the building due to its age.

The Site was listed on the Leaking Storage Tank Incident Reports (LTANKS) database. The Site was listed on the UST database for a 5,000-gallon tank containing No. 4 fuel oil for the purpose of on-Site consumption. The tank fuel was switched from No. 4 to No. 2 fuel oil in 1994. The UST was not considered a REC because of its condition, and positive tank tightness test results. Spill Nos. 8905133 and 0305348 were listed for No. 2 fuel oil spills at the Site. Athenica’s investigation identified the presence of gasoline tanks within the footprint of the existing building as a REC for the Site. While the tanks and impacted soil may have been removed as part of the excavation for the basement of the current building, residual impacted vapors may still be present beneath the basement floor slab. Athenica conducted a vapor encroachment evaluation and concluded that vapor encroachment was a REC because of the three historic gasoline USTs present on the Site from 1936 to at least 1947.

Athenica recommended the following: a vapor intrusion study on Lot 4; replacement of the existing petroleum UST; a comprehensive lead survey and asbestos survey prior to any demolition or renovation; removal, transportation, and disposal of light ballasts and electrical panels prior to any demolition or renovation; disposal of potential mercury-containing items prior to any demolition or renovation at the Site; and a Phase II ESA.

In December 2020, Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C. (“Langan”) prepared a Phase I ESA for the Requestor’s parent company Grubb Properties. Drains were observed in the basement bathrooms along the eastern wall of the building and in the basement hallway along the southern wall of the building. Multiple sumps were observed throughout the basement. In the southern portion of the basement, a two-foot diameter hole was observed containing unidentified, odorless liquid and organic matter. Also located in the southern portion of the basement was a 1-foot-wide by 10-foot-long trench with exposed soil. Additional exposed soil was observed in the basement hallway. A fill port and vent pipe were observed on the Crescent Street sidewalk for the 5,000-gallon UST. A vent pipe was also observed in a bathroom on the first floor of the building, but Langan was unable to identify the origin of the pipe. Langan noted that between 1915 and 2006, gasoline filling stations, automobile repair shops, film processing company, electronics manufacturing, air conditioning manufacturing, a chemical laboratory, photo chemical storage, lamp manufacturing, and possible x-ray



equipment manufacturing were present in the area surrounding the Site.

Lot 4 is listed as Facility ID. 2-111651 on the NYSDEC Petroleum Bulk Storage (PBS) UST and above-ground storage tank (AST) database for an in-service 5,000-gallon No. 4 fuel oil UST. Lot 4 is listed on the LTANKS database for a spill that resulted from a tank test failure (Spill No. 89-05133). The failure was due to a tank manhole leak and was closed in 1992. Langan noted that the Site was listed as a RCRA Very Small Quantity Generator (VSQG) for mercury in 2004. No violations are listed for the Site. The Site was listed on the Facility Index System (FINDS) and Enforcement and Compliance History Online (ECHO) due to its RCRA status. The NY MANIFEST, and NJ MANIFEST databases listed the Site as a generator of 330-gallons of mercury in 2004.

On December 15, 2020, NOVA Geophysical Services (NOVA) performed a geophysical survey at the Site. NOVA identified multiple anomalies at the Site, including potential utilities, sewer lines and a large geophysical anomaly in the expected location of the 5,000-gallon UST. An additional anomaly was identified in the sidewalk and is suspected to be related to a remote fill port. NOVA also identified a flat geophysical anomaly resembling a potential buried steel plate on Lot 10.

In January 2021, Langan conducted a Phase II Environmental Site Investigation (ESI) at the Site. Langan collected samples from soil borings, temporary groundwater monitoring wells, one (1) soil vapor sampling point, and two (2) sub-slab soil vapor sampling points. Langan identified the contaminants of concern at the Site as VOCs, SVOCs, and metals in soil, and VOCs, SVOCs, and metals in groundwater. *See* Section IV.10.F for full Environmental Assessment; *see also* Exhibit F for Spider Maps. Langan concluded that the field observation and Phase II ESI results were indicative of the presence of residual petroleum contamination from about 12.5 to 21.5 feet below grade surface (ft-bgs) in the central and northeastern parts of Lot 4.

In February 2021, Langan prepared a Limited Hazardous Building Materials Assessment Report. ACM and LBP were observed throughout the building. Langan observed that the painted areas of the building were in fair condition with localized damages. Composite bulk samples of caulking materials suspected to contain PCBs were collected. PCBs were either not detected or concentrations were below 50 parts per million (PPM) in the samples analyzed. Miscellaneous waste was identified during the assessment. Langan noted that ACM materials affected by the planned renovations would need to be properly removed prior to renovations. The miscellaneous waste should be removed as part of the renovations. No additional actions were recommended for PCBs containing materials.

Langan prepared a Remedial Investigation Work Plan (RIWP) in April 2021. The objective of the RIWP is to investigate and characterize the nature and extent of environmental impacts at the Site and provide sufficient information to evaluate potential impacts to human health, and determine remedial alternatives. Prior to the implementation of the RIWP, the existing structures will be demolished and abated of hazardous materials. The field investigation will consist of a geophysical survey and the installation and sampling of soil borings, groundwater monitoring wells and soils vapor points. The field work will

commence approximately three (3) weeks after the RIWP is approved by the NYSDEC. A draft Remedial Investigation Report is expected to be submitted to the NYSDEC approximately twelve (12) weeks after the RIWP is approved.

E. Site Geology and Hydrogeology

According to the United State Geological Survey (USGS) Topographic Quadrangle for Queens, New York, the elevation of the Site is approximately 26 feet above mean sea level (amsl). The topography of the Site is generally flat, and the surround area slopes slightly to the west towards the East River. Based on the topography of the Site, groundwater is expected to flow either south towards Newtown Creek, or west, towards the East River. Groundwater depth at the Site ranges from approximately 11.97 to 15.5 ft-bgs. According to the NYSDEC Environmental Resource Mapper, there are no mapped wetlands on the Site.

According to the U.S. Department of Agriculture's (USDA) Soil Conservation Service (SCS), the soils in the area of the Site are classified as Urban Land. Urban Land is described as excavated, filled, and made land (i.e., historic fill). The historic fill is contaminated as it contains substances above the RRSCOs and UUSCOs state cleanup standards.

At the Site, the subsurface stratigraphy generally consists of historic fill material composed of varying amounts of sand, silt, gravel, clay, and varying amounts of anthropogenic materials (brick, slag, asphalt, ceramics, metal wire, glass, and plastic) extending to depths ranging to 15.5 ft-bgs. The historic fill layer is underlain by native soil consisting of varying amounts of sand, silt, clay, and grave. Bedrock is approximately 54.5 ft-bgs at the Site.

F. Environmental Assessment

Based on the investigations conducted to date, the primary contaminants of concern are VOCs, SVOCs and metals in soil, and VOCs, SVOCs and metals in groundwater. See Exhibit F Site Drawing Spider Maps.

***Soil:***

The VOC 1,2,4-Trimethylbenzene was detected in one boring on Lot 4 at 68 mg/kg in exceedance of the Unrestricted Soil Cleanup Objectives (USCO) of 3.6 mg/kg and the Restricted Residential Soil Cleanup Objective (RRSCO) of 52 mg/kg at 16-17 ft-bgs. Multiple UUSCO and RRSCO exceedances were found SVOCs between 2 and 12 ft-bgs. Dibenzo(a,h)anthracene exceedances was found in upper levels of soil and benzo(k)fluoranthene was found in deeper levels of soil at 11-12 ft-bgs. Additional SVOCs, including benzo(a)anthracene, benzo(a)pyrene, benzo(b)fluoranthene, chrysene, and indeno(1,2,3-cd) pyrene, were detected at 2-12 ft-bgs in multiple borings on the Site. Mercury was detected in one boring at 1.59 mg/kg in exceedance the UUSCO of 0.18 mg/kg and the RRSCO of 0.81 mg/kg at 11-12 ft-bgs.

### ***Groundwater:***

VOCS, SVOCS, and metals were identified as the contaminated of concerns in groundwater when compared to the Technical Operational Guidance Series (TOGS) 1.1.1 Ambient Water Quality Standards and Guidance Values for Class GA water.

VOC exceedances were primarily detected on Lot 4. The largest exceedances included 1,2,4-Trimethylbenzene in one boring at 65 µg/L above the NYSDEC AWQS of 5 µg/L, m,p-xylene in one boring at 30 µg/L above the NYSDEC AWQS of 5 µg/L, naphthalene in one boring at 56 µg/L above the NYSDEC AWQS of 10 µg/L. o-xylene (1,2-Dimethylbenzene) in one boring at 18 µg/L above the NYSDEC AWQS of 5 µg/L, and the total xylenes in one boring at 48 µg/L above the NYSDEC AWQS of 5 µg/L. Analytical results indicated additional exceedances of 1,2,4,5-Tetramethylbenzene, 1,3,5-Trimethylbenzene (Mesitylene), benzene, ethylbenzene, isopropyl benzene (cumene), n-propyl benzene, sec-butylbenzene on Lot 4.

SVOC AWQS exceedances included were detected on Lots 4 and 10. On Lot 4, biphenyl (diphenyl) was detected in one boring at 8 µg/L in exceedance of the NYSDEC AWQS of 6 µg/L. Naphthalene was also detected in one boring at 56 µg/L in exceedance of the NYSDEC AWQS of 10 µg/L. Multiple SVOC exceedances were also detected on Lot 10. Benzo(a)anthracene in one boring at 0.56 µg/L, benzo(a)pyrene in one boring at 0.5 µg/L, benzo(k)fluoranthene in one boring at 0.21 µg/L, chrysene in one boring at 0.5 µg/L, and indeno(1,2,3-cd) pyrene in one boring at 0.31 µg/L exceeded the NYSDEC AWQS of 0.002 µg/L. benzo(b)fluoranthene in one boring at 0.64 µg/L exceeded the NYSDEC AWQS of 0 µg/L.

Metal AWQS exceedances of sodium were detected on both lots. In addition, magnesium, dissolved, and manganese, dissolved exceedances were detected on Lot 4.

### ***Soil Vapor & Indoor Air***

Tetrachloroethene (PCE) was detected in all soil vapor samples ranging from 1.8 µg/m<sup>3</sup> to 38.5 µg/m<sup>3</sup>. The values were compared to the NYSDOH Decision Matrices. The PCE concentrations did not exceed the minimum concentration for which mitigation is recommended for sub slab samples. However, no indoor air samples were taken. No other chemicals that are evaluated using the NYSDOH Decision Matrices were detected.

### **Regarding Questions 11-13 on the BCP Application:**

This Site is located in New York City in the Borough of Queens. The Requestors are seeking a determination that the Site is eligible for tangible property tax credits because the Site is located in an Environmental Zone and because approximately 30% of the units will be affordable housing units.

## **PART B**

### **SECTION V- ADDITIONAL REQUESTOR INFORMATION**

*See* Section I, Requestor Information, and responses in the Application form. As stated in Section I, the Requestor Queens Plaza North New York, LLC has no prior relationship with any current or past owners or operators of the Site other than the Requestor intends to purchase the Site from the Seller Entities. *See also* Exhibit E, Previous Owners and Operators List. The Seller Entities have owned the Site for many years. Spills did occur during the Seller entities ownership, but they were remediated to the extent required at the time of the spills.

The Requestors' authorized representatives include James M. Hochman, John Falidas, Paul Falidas, and Vasilios G. Falidas.

James M. Hochman, the Chief Financial Officer of Grubb Properties is the authorized representative for Queens Plaza New York LLC. His mailing address is 4061 Park Road, Suite 450, Charlotte, North Carolina 28209. He can be contacted by phone at (704) 971 – 4871 or by email at [jhochman@grubbproperties.com](mailto:jhochman@grubbproperties.com).

John Falidas is the authorized representative for Estia Realty LLC. His mailing address is 31-44 Steinway Street, Apt. 2F, Astoria, New York 11103. He can be contacted by phone via his attorney Jennifer Appel at 516-296-7129 or by email at [johnfalidas@yahoo.com](mailto:johnfalidas@yahoo.com).

Paul Falidas is the authorized representative for Vadiel Properties. His mailing address is 31-19 Newtown Avenue, Suite 1000, Astoria, New York 11102. He can be contacted by phone at (718) 359-8634 or by email at [billy21993@gmail.com](mailto:billy21993@gmail.com).

Vasilios G. Falidas is the authorized representative for VVI Properties LLC. His mailing address is 31-19 Newtown Avenue, Suite 1000, Astoria, New York 11102. He can be contacted by phone at (917) 216-4213 or by email at [billy21993@gmail.com](mailto:billy21993@gmail.com).

### **SECTION VI- CURRENT PROPERTY OWNER/OPERATOR INFORMATION**

Estia Realty LLC, Vadiel Properties LLC and VVI Properties LLC are owners of the Site. They collectively acquired the Site in July 2018. Estia Realty LLC owns 39.085106% of the Site, Vadiel Properties LLC owns 27.77766% of the Site, and VVI Properties LLC 33.137234% of the Site. *See* Exhibit C Deed.

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

## **SECTION VII- REQUESTOR ELIGIBILITY INFORMATION**

**Please refer to responses to Questions 1-11 on the BCP Application Form.**

### **REQUESTOR CERTIFICATION**

Requestor Queens Plaza North New York, LLC certifies it is a Volunteer, since it does not own the Site, does not have nor has ever had a relationship with any of the past owners or operators of the Site, except that it plans to purchase the Site from the Seller Entities, and have performed all required environmental due diligence prior to planning to acquiring the Site.

The Seller Requestors, Estia Realty LLC, Vadiel Properties LLC, and VVI Properties LLC, certify that they do not have nor have they ever had a relationship with any of the past owners or operators that are believed to have caused the remaining contamination at the Site. To the extent spills occurred during the Seller entities ownership, they were remediated to the extent required at the time.

### **SECTION VIII- PROPERTY ELIGIBILITY INFORMATION**

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

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

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

## **SECTION IX - CONTACT LIST INFORMATION**

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



## **SECTION X- LAND USE FACTORS**

### **1. Current Zoning**

The Site is currently located in the M1-5/R9 and the Special Long Island City Mixed Use (LIC) zoning District. This zoning designation allows for a range of light to heavy manufacturing facilities and residential structures. *See* Exhibit I, Zoning Map.

### **2. Current Use**

Lot 4 is currently developed with a two-story commercial building. Lot 10 has been developed as a parking lot since 1970.

### **3. Intended Use Post Remediation**

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

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

Yes, the recent redevelopment patterns support the proposed use, which will include 30% affordable housing.

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

Yes, the proposed use is consistent with applicable zoning law. A M1-5 district allows for light industrial uses and storage facilities, a R9 district allows for residences developed under height factor regulations, and the LIC district typically includes a mix of residential, commercial, industrial, and cultural uses.

### **6. Consistent with the Master Plan?**

Yes, the project is consistent with the Long Island City Neighborhood Plan, which intends to promote the development and expansion of the longstanding mix of residential, commercial, industrial, and cultural uses in four subdistricts, including the Queens Plaza area. This is also a transit-oriented development adjacent to a major subway station.

# **EXHIBIT A**

# NYS Department of State

## Division of Corporations

### Entity Information

The information contained in this database is current through February 18, 2021.

---

Selected Entity Name: ESTIA REALTY LLC

Selected Entity Status Information

**Current Entity Name:** ESTIA REALTY LLC

**DOS ID #:** 4678321

**Initial DOS Filing Date:** DECEMBER 10, 2014

**County:** QUEENS

**Jurisdiction:** NEW YORK

**Entity Type:** DOMESTIC LIMITED LIABILITY COMPANY

**Current Entity Status:** ACTIVE

Selected Entity Address Information

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

ESTIA REALTY LLC  
31-44 STEINWAY STREET  
APT. 2F  
ASTORIA, NEW YORK, 11103

**Registered Agent**

NONE

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

**\*Stock Information**

# of Shares	Type of Stock	\$ Value per Share
No Information Available		

\*Stock information is applicable to domestic business corporations.

### Name History

Filing Date	Name Type	Entity Name
DEC 10, 2014	Actual	ESTIA REALTY LLC

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

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

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# NYS Department of State

## Division of Corporations

### Entity Information

The information contained in this database is current through March 30, 2021.

---

Selected Entity Name: QUEENS PLAZA NORTH NEW YORK, LLC

Selected Entity Status Information

**Current Entity Name:** QUEENS PLAZA NORTH NEW YORK, LLC

**DOS ID #:** 5965205

**Initial DOS Filing Date:** MARCH 17, 2021

**County:** NEW YORK

**Jurisdiction:** DELAWARE

**Entity Type:** FOREIGN LIMITED LIABILITY COMPANY

**Current Entity Status:** ACTIVE

Selected Entity Address Information

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

C/O C T CORPORATION SYSTEM

28 LIBERTY STREET

NEW YORK, NEW YORK, 10005

**Registered Agent**

C T CORPORATION SYSTEM

28 LIBERTY STREET

NEW YORK, NEW YORK, 10005

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

**\*Stock Information**

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

No Information Available

\*Stock information is applicable to domestic business corporations.

### Name History

Filing Date	Name Type	Entity Name
MAR 17, 2021	Actual	QUEENS PLAZA NORTH NEW YORK, LLC

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

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

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# NYS Department of State

## Division of Corporations

### Entity Information

The information contained in this database is current through February 18, 2021.

---

Selected Entity Name: VADIEL PROPERTIES LLC

Selected Entity Status Information

**Current Entity Name:** VADIEL PROPERTIES LLC

**DOS ID #:** 4676069

**Initial DOS Filing Date:** DECEMBER 05, 2014

**County:** QUEENS

**Jurisdiction:** NEW YORK

**Entity Type:** DOMESTIC LIMITED LIABILITY COMPANY

**Current Entity Status:** ACTIVE

Selected Entity Address Information

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

VADIEL PROPERTIES LLC  
31-19 NEWTOWN AVENUE  
STE. 1000  
ASTORIA, NEW YORK, 11102

**Registered Agent**

NONE

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

**\*Stock Information**



# of Shares	Type of Stock	\$ Value per Share
No Information Available		

\*Stock information is applicable to domestic business corporations.

### Name History

Filing Date	Name Type	Entity Name
DEC 05, 2014	Actual	VADIEL PROPERTIES LLC

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

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

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# NYS Department of State

## Division of Corporations

### Entity Information

The information contained in this database is current through February 18, 2021.

---

Selected Entity Name: VVI PROPERTIES LLC

Selected Entity Status Information

**Current Entity Name:** VVI PROPERTIES LLC

**DOS ID #:** 4674179

**Initial DOS Filing Date:** DECEMBER 02, 2014

**County:** QUEENS

**Jurisdiction:** NEW YORK

**Entity Type:** DOMESTIC LIMITED LIABILITY COMPANY

**Current Entity Status:** ACTIVE

Selected Entity Address Information

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

VVI PROPERTIES LLC

31-19 NEWTOWN AVE., STE. 1000

ASTORIA, NEW YORK, 11102

**Registered Agent**

NONE

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

**\*Stock Information**

**# of Shares**

**Type of Stock**

**\$ Value per Share**

No Information Available

\*Stock information is applicable to domestic business corporations.

### Name History

Filing Date	Name Type	Entity Name
DEC 02, 2014	Actual	VVI PROPERTIES LLC

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

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

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# **EXHIBIT B**

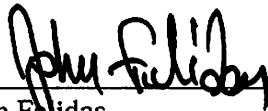
## WRITTEN CONSENT

The undersigned, being a Member of Estia Realty LLC, does hereby certify as follows:

1. Estia Realty LLC is a prospective volunteer for the Queensboro Lane Site located at 25-01 Queens Plaza North, Queens, New York 11101, Tax Block 415, Lot 4, and N/A 25th Street, Queens, New York, 11101, Tax Block 415, Lot 10 (the "BCP Site").

2. The following person, John Falidas, a member of Estia Realty LLC, has been authorized to execute any documents required by the New York State Department of Environmental Conservation on behalf of BCP Site Volunteer Estia Realty LLC in relation to the BCP Site.

IN WITNESS WHEREOF, the undersigned has executed this Certificate on this 17 day of May 2021.



John Falidas

Member of Estia Realty LLC

## WRITTEN CONSENT

The undersigned, being a Member of Grubb Properties, does hereby certify as follows:

1. Queens Plaza New York, LLC, an affiliate of Grubb Properties, is the prospective purchaser and volunteer for the Queensboro Lane Site located at 25-01 Queens Plaza North, Queens, New York 11101, Tax Block 415, Lot 4, and N/A 25th Street, Queens, New York, 11101, Tax Block 415, Lot 10 (the "Site").

2. The following person, James M. Hochman, Chief Financial Officer, has been authorized to execute any documents required by the New York State Department of Environmental Conservation on behalf of Brownfield Site Volunteer, Queens Plaza New York, LLC, an affiliate of Grubb Properties.

IN WITNESS WHEREOF, the undersigned has executed this Certificate on this 29 day of March 2021.



---

Hillary Schmidt  
Director, Acquisitions, Grubb Properties


### WRITTEN CONSENT

The undersigned, being a Member of Vadiel Properties LLC, does hereby certify as follows:

1. Vadiel Properties LLC is a prospective volunteer for the Queensboro Lane Site located at 25-01 Queens Plaza North, Queens, New York 11101, Tax Block 415, Lot 4, and N/A 25th Street, Queens, New York, 11101, Tax Block 415, Lot 10 (the "BCP Site").

2. The following person, Paul Falidas, a member of Vadiel Properties LLC, has been authorized to execute any documents required by the New York State Department of Environmental Conservation on behalf of BCP Site Volunteer Vadiel Properties LLC in relation to the BCP Site.

IN WITNESS WHEREOF, the undersigned has executed this Certificate on this 17 day of May 2021.

  
Paul Falidas  
Member of Vadiel Properties LLC




### WRITTEN CONSENT

The undersigned, being a Member of VVI Properties LLC, does hereby certify as follows:

1. VVI Properties LLC is a prospective volunteer for the Queensboro Lane Site located at 25-01 Queens Plaza North, Queens, New York 11101, Tax Block 415, Lot 4, and N/A 25th Street, Queens, New York, 11101, Tax Block 415, Lot 10 (the "BCP Site").

2. The following person, Vasilios G. Falidas, a member of VVI Properties LLC, has been authorized to execute any documents required by the New York State Department of Environmental Conservation on behalf of BCP Site Volunteer VVI Properties LLC in relation to the BCP Site.

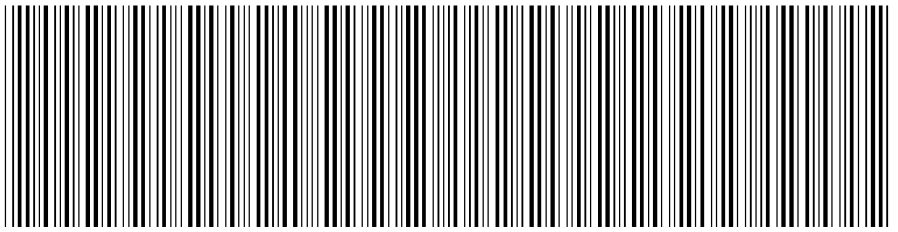
IN WITNESS WHEREOF, the undersigned has executed this Certificate on this 17 day of May 2021.

  
\_\_\_\_\_  
Vasilios G. Falidas  
Member of VVI Properties LLC

# **EXHIBIT C**

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

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



2018080601132001001ECD51

**RECORDING AND ENDORSEMENT COVER PAGE**

**PAGE 1 OF 6**

**Document ID: 2018080601132001**

Document Date: 07-11-2018

Preparation Date: 08-06-2018

Document Type: DEED

Document Page Count: 4

**PRESENTER:**

BARRISTER LAND OLD REPUBLIC TITLE  
400 POST AVENUE, SUITE 306  
WESTBURY, NY 11590  
SUPPORT@SIMPLIFILE.COM

**RETURN TO:**

CERTILMAN BALIN ADLER&HYMAN LLP  
90 MERRICK AVE 9TH FL  
EAST MEADOW, NY 11554  
SUPPORT@SIMPLIFILE.COM

**PROPERTY DATA**

Borough	Block	Lot	Unit	Address
QUEENS	415	4	Entire Lot	25-01 QUEENS PLAZA NORTH

**Property Type:** COMMERCIAL REAL ESTATE

Borough	Block	Lot	Unit	Address
QUEENS	415	10	Entire Lot	N/A 25TH STREET

**Property Type:** COMMERCIAL REAL ESTATE

**CROSS REFERENCE DATA**

CRFN \_\_\_\_\_ or DocumentID \_\_\_\_\_ or \_\_\_\_\_ Year \_\_\_\_\_ Reel \_\_\_\_\_ Page \_\_\_\_\_ or File Number \_\_\_\_\_

**PARTIES**

**GRANTOR/SELLER:**

FALIDAS ASSOCIATES LLC  
25-01 QUEENS PLAZA NORTH  
LONG ISLAND CITY, NY 11101

**GRANTEE/BUYER:**

ESTIA REALTY LLC  
25-01 QUEENS PLAZA NORTH  
LONG ISLAND CITY, NY 11101

☒ Additional Parties Listed on Continuation Page

**FEES AND TAXES**

**Mortgage :**

Mortgage Amount:	\$	0.00
------------------	----	------

Taxable Mortgage Amount:	\$	0.00
--------------------------	----	------

Exemption:

TAXES: County (Basic):	\$	0.00
------------------------	----	------

City (Additional):	\$	0.00
--------------------	----	------

Spec (Additional):	\$	0.00
--------------------	----	------

TASF:	\$	0.00
-------	----	------

MTA:	\$	0.00
------	----	------

NYCTA:	\$	0.00
--------	----	------

Additional MRT:	\$	0.00
-----------------	----	------

TOTAL:	\$	0.00
--------	----	------

Recording Fee:	\$	60.00
----------------	----	-------

Affidavit Fee:	\$	0.00
----------------	----	------

Filing Fee:

\$	250.00
----	--------

NYC Real Property Transfer Tax:

\$	0.00
----	------

NYS Real Estate Transfer Tax:

\$	0.00
----	------

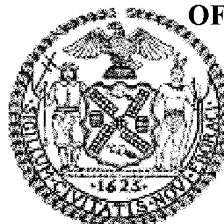
**RECORDED OR FILED IN THE OFFICE  
OF THE CITY REGISTER OF THE**

**CITY OF NEW YORK**

Recorded/Filed 08-06-2018 16:13

City Register File No.(CRFN):

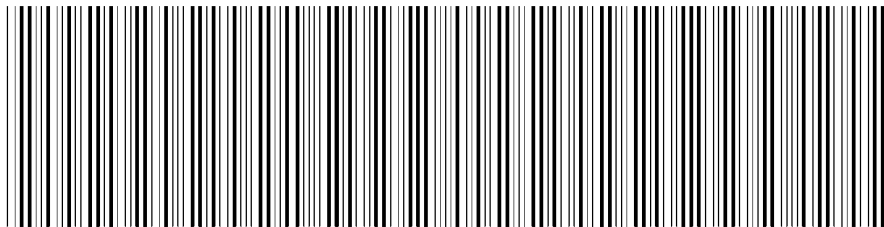
**2018000262623**



*Annette McMill*

**City Register Official Signature**

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



2018080601132001001CCFD1

**RECORDING AND ENDORSEMENT COVER PAGE (CONTINUATION)**

**PAGE 2 OF 6**

**Document ID: 2018080601132001**

Document Date: 07-11-2018

Preparation Date: 08-06-2018

Document Type: DEED

**PARTIES**

**GRANTEE/BUYER:**

VADIEL PROPERTIES LLC  
25-01 QUEENS PLAZA NORTH  
LONG ISLAND CITY, NY 11101

**GRANTEE/BUYER:**

VVI PROPERTIES LLC  
25-01 QUEENS PLAZA NORTH  
LONG ISLAND CITY, NY 11101

Q  
B. 415  
L. 4  
B. 415  
L. 10

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT-THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY

THIS INDENTURE, made the <sup>July</sup> 11 day of ~~June~~ 2018

**BETWEEN**

Falidas Associates, LLC  
with an address at 25-01 Queens Plaza North, Long Island City, New York 11101

party of the first part, and

Estia Realty LLC with a 39.085106% interest, Vadiel Properties LLC with a 27.77766% interest, and VVI Properties LLC with a 33.137234% interest, all with an address at 25-01 Queens Plaza North, Long Island City, New York 11101, as Tenants-In-Common

party of the second part,

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

**ALL** that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the County of Queens and State of New York, bounded and described as Block 415, Lot 4 & 10, more particularly described in Schedule "A" attached hereto and made a part hereof.

The premises herein described being and intended to be the same premises conveyed to the party of the first party by deed dated 4/1/1984 recorded 5/4/1984 in the Office of the Register of the County of Queens in Reel 1676 Page 3 and;

**TOGETHER** with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof; **TOGETHER** with the appurtenances and all the estate and rights of the party of the first part in and to said premises; **TO HAVE AND TO HOLD** the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

**AND** the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.

**AND** the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose. The word "party" shall be construed as if it read "parties" when ever the sense of this indenture so requires.

**IN WITNESS WHEREOF**, the party of the first part has duly executed this deed the day and year first above written.

IN PRESENCE OF:

Falidas Associates, LLC **FALIDAS ASSOCIATES, LLC**

By: John Falidas  
Co Manager

By: Paul Falidas  
Title: CO MANAGER

**SCHEDULE A DESCRIPTION**

**Parcel A (Lot 4)**

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the First Ward, Map of Property belonging to John W. Payntar, George W. Payntar, Meserole Barnes Payntar, Peter Meserole Paynter and Edwin R. Remington, surveyed and drawn February, 1909 by P.G. Van Alst, C.S., and filed on May 28, 1909 as and by the lot numbers 1, 2, 3, 33, 34, 35, 36, 37, 38, 41, 42, 43 and 44 in Block No. 109 bounded and described as follows:

BEGINNING at the corner formed by the intersection of the Northwestern side of 27th Street, formerly Prospect Street, with the Northeastly side at Bridge Plaza North, formerly North Jane Street;

RUNNING THENCE Northwesternly along the Northeastly side of Bridge Plaza North 201 feet 1/2 inches to the southeasterly side of Crescent Street;

THENCE Northeastly along the southeasterly side of Crescent Street 96 feet 3-3/4 inches to the northerly boundary line of the farm formerly owned by William Paynter, deceased;

THENCE Easterly along said farm line, 213 feet 7-1/2 inches to the northwesterly side of 27<sup>th</sup> Street;

THENCE Southwesterly along the northwesterly side of 27<sup>th</sup> Street, 152 feet 6 inches to the point or place of BEGINNING.

**Parcel B (Part of Lot 10)**

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough and County of Queens, City and State of New York, known and designated on a certain map entitled, "Map of property adjoining Ravenswood in the Town of Newton, Queens County, belonging to W. Payntar, surveyed February, 1867 by Peter G. Van Alst, C.S.", and filed in the Office of the Clerk, now Register Queens County, August 22, 1867 as Map No. 620 as and by Lot Number 64 bounded and described as follows:

BEGINNING at a point on the Southeasterly side of Crescent Street or the Crescent, distant 350 feet Southwesterly from the corner formed by the intersection of the Southwesterly side of 41<sup>st</sup> Avenue, formerly Wilbur Avenue, and the Southeasterly side of Crescent Street;

RUNNING THENCE Southeasterly, 100 feet parallel with 41<sup>st</sup> Avenue;

THENCE Southwesterly 11 feet 6-3/4 inches to the boundary line of land of heirs of William Payntar, deceased;

*Old Republic Title Insurance Company*

Title Number: **BR39989Q**

Page 2

THENCE Westerly in a straight line 106 feet 8-1/2 inches more or less along said boundary line to the Southeasterly side of Crescent Street;

THENCE Northeasterly 48 feet 9-7/8 inches along the Southeasterly side of Crescent Street to the point or place of BEGINNING.

Parcel C (Part of Lot 10)

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough and County of Queens, City and State of New York, known and designated on a certain map entitled, "Map of property adjoining Ravenswood in the Town of Newton, Queens County, belonging to W. Payntar, surveyed February, 1867 by Peter G. Van Alst, C.S.", and filed in the Office of the Clerk, now Register Queens County, August 22, 1867 as Map No. 620 as and by Lot Number 63 bounded and described as follows:

BEGINNING at a point on the Southeasterly side of Crescent Street, distant Southwesterly from the Southwesterly side of 41<sup>st</sup> Avenue, formerly Wilbur Avenue, 325 feet;

RUNNING THENCE Southeasterly, at right angles to Crescent Street, 100 feet;

THENCE Southwesterly parallel to Crescent Street, 25 feet;

THENCE Northwesterly 100 feet to the Southeasterly side of Crescent Street at right angles thereto;

THENCE Northeasterly along the Southeasterly side of Crescent Street, 25 feet to the point or place of BEGINNING.

Being and intended to be the same premises as conveyed to the party of the first part by deed dated 4/1/1984 recorded 5/4/1984 in the Office of the Register of the County of Queens in Reel 1676 Page 3.

Block: 415     Lot: 4 & 10



**TO BE USED ONLY WHEN THE ACKNOWLEDGMENT IS MADE IN NEW YORK STATE**

State of New York, County of *Nassau* ss:

On the *11<sup>th</sup>* day of *July* in the year 2018  
before me, the undersigned, personally appeared

*Paul Falidas*

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

*[Signature]*

(signature and office of individual taking acknowledgment)

*Anthony C. Curran - Notary Public State of NY*

*02CU6B16927*

*Exp December 22, 2018*

*Qualified in Nassau Co.*

State of New York, County of *Nassau* ss:

On the *11* day of *July* in the year 2018  
before me, the undersigned, personally appeared

*John Falidas*

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

*[Signature]*

(signature and office of individual taking acknowledgment)

BRIAN BUTLER  
NOTARY PUBLIC, STATE OF NEW YORK  
Registration No. 01BU6058975  
Qualified in Nassau County  
Commission Expires June 25, 2019

**TO BE USED ONLY WHEN THE ACKNOWLEDGMENT IS MADE OUTSIDE NEW YORK STATE**

State (or District of Columbia, Territory, or Foreign Country) of

ss:

On the \_\_\_\_\_ day of \_\_\_\_\_ in the year 2018 before me, the undersigned, personally appeared

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

\_\_\_\_\_, in \_\_\_\_\_  
(insert the City or other political subdivision) (and insert the State or Country or other place the acknowledgment was taken)

\_\_\_\_\_  
(signature and office of individual taking acknowledgment)

**BARGAIN AND SALE DEED  
WITH COVENANT AGAINST GRANTOR'S ACTS**

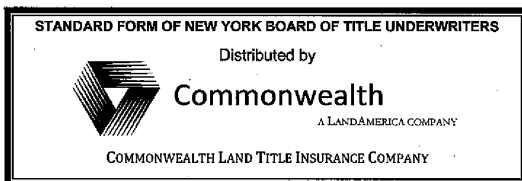
Title No.

TO

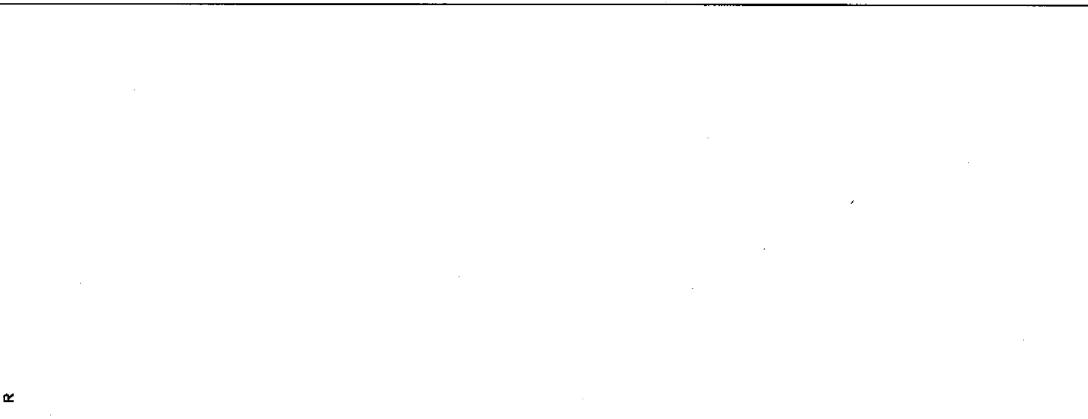
DISTRICT  
SECTION  
BLOCK 415  
LOTS 4 & 10  
COUNTY OR TOWN Queens County  
STREET ADDRESS 25-01 Queens Plaza North, Long Island  
City, New York 11101

Recorded at Request of  
FIRST AMERICAN TITLE COMPANY

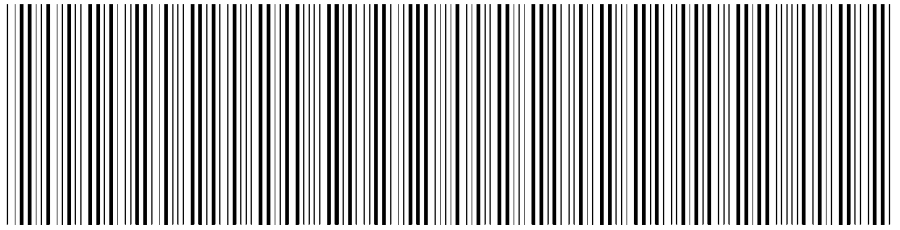
RETURN BY MAIL TO:



Certilman Balin Adler & Hyman, LLP  
90 Merrick Avenue, 9<sup>th</sup> Floor  
East Meadow, NY 11554  
  
Attention: Paul B. Sweeney, Esq.



NYC DEPARTMENT OF FINANCE  
OFFICE OF THE CITY REGISTER



2018080601132001001S03D0

**SUPPORTING DOCUMENT COVER PAGE**

**PAGE 1 OF 1**

**Document ID: 2018080601132001**  
Document Type: DEED

Document Date: 07-11-2018

Preparation Date: 08-06-2018

**ASSOCIATED TAX FORM ID:** 2018060100257

**SUPPORTING DOCUMENTS SUBMITTED:**

Page Count

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

2  
2  
2

FOR CITY USE ONLY

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

C3. Book  OR C4. Page   
 C5. CRFN



## REAL PROPERTY TRANSFER REPORT

 STATE OF NEW YORK  
 STATE BOARD OF REAL PROPERTY SERVICES

RP - 5217NYC

## PROPERTY INFORMATION

1. Property Location  25-01  QUEENS PLAZA NORTH  QUEENS  11101  
 STREET NUMBER STREET NAME BOROUGH ZIP CODE

2. Buyer Name  ESTIA REALTY LLC   
 LAST NAME / COMPANY FIRST NAME

VADIEL PROPERTIES LLC   
 LAST NAME / COMPANY FIRST NAME

3. Tax Billing Address  Indicate where future Tax Bills are to be sent  
 if other than buyer address (at bottom of form) LAST NAME / COMPANY FIRST NAME

STREET NUMBER AND STREET NAME  CITY OR TOWN  STATE  ZIP CODE

4. Indicate the number of Assessment Roll parcels transferred on the deed  2  # of Parcels OR ☐ Part of a Parcel

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

5. Deed Property Size  FRONT FEET X  DEPTH OR  ACRES

Check the boxes below as they apply:

6. Ownership Type is Condominium ☐  
 7. New Construction on Vacant Land ☐

8. Seller Name  FALIDAS ASSOCIATES LLC   
 LAST NAME / COMPANY FIRST NAME

LAST NAME / COMPANY  FIRST NAME

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

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

## SALE INFORMATION

10. Sale Contract Date  6 / 1 / 2018   
 Month Day Year

11. Date of Sale / Transfer  7 / 11 / 2018   
 Month Day Year

12. Full Sale Price \$  0

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

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

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

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

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

15. Building Class  O, 5  16. Total Assessed Value (of all parcels in transfer)  3 8 9 6 5 5 0

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

QUEENS 415 4  QUEENS 415 10

201806010025720107

**CERTIFICATION**

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

**BUYER****BUYER'S ATTORNEY**

BUYER SIGNATURE 25-01 QUEENS PLAZA NORTH		DATE	LAST NAME		FIRST NAME
STREET NUMBER	STREET NAME (AFTER SALE)	AREA CODE	TELEPHONE NUMBER		
LONG ISLAND CITY	NY	11101	SELLER <i>Paul Falidas</i>		
CITY OR TOWN	STATE	ZIP CODE	SELLER SIGNATURE		DATE 7-2-2018

Estia Realty LLC

By: *John Falidas*  
John Falidas, Member

VVI Properties LLC

*7CWS*  
Theresa Mastalcorris, Manager  
VADIEL PROPERTIES

*Paul Falidas*  
PAUL FALIDAS  
GO MANAGER.



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

## Customer Registration Form for Water and Sewer Billing

### Property and Owner Information:

- (1) Property receiving service: BOROUGH: QUEENS BLOCK: 415 LOT: 4
- (2) Property Address: 25-01 QUEENS PLAZA NORTH, QUEENS, NY 11101
- (3) Owner's Name: ESTIA REALTY LLC
- Additional Name: VADIEL PROPERTIES LLC

### Affirmation:



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

### Customer Billing Information:

#### Please Note:

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

### Owner's Approval:

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

Print Name of Owner: *Estia Realty LLC by: John Falides, Member*

Signature: *John Falides* Date (mm/dd/yyyy)

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

*Vadiel Properties LLC by: Theodore Mastaleris, Manager*

**VADIEL PROPERTIES**  
*Devin Bellamy*  
**CO MANAGER**



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

## Customer Registration Form for Water and Sewer Billing

---

Borough	Block	Lot	Street	City	State	Zip
QUEENS	415	10	N/A 25TH STREET	NY	NY	00000

201806010025710109

# AFFIDAVIT OF COMPLIANCE WITH SMOKE DETECTOR REQUIREMENT FOR ONE- AND TWO-FAMILY DWELLINGS

State of New York }  
County of Nassau } SS.:

The undersigned, being duly sworn, depose and say under penalty of perjury that they are the grantor and grantee of the real property or of the cooperative shares in a cooperative corporation owning real property located at  
25-01 QUEENS PLAZA NORTH

Street Address Unit/Apt.

QUEENS New York, 415 4 (the "Premises");  
Borough Block Lot

That the Premises is a one or two family dwelling, or a cooperative apartment or condominium unit in a one- or two-family dwelling, and that installed in the Premises is an approved and operational smoke detecting device in compliance with the provisions of Article 6 of Subchapter 17 of Chapter 1 of Title 27 of the Administrative Code of the City of New York concerning smoke detecting devices;

That they make affidavit in compliance with New York City Administrative Code Section 11-2105 (g). (The signatures of at least one grantor and one grantee are required, and must be notarized).

John Falidas  
John Falidas  
Name of Grantor (Type or Print)  
PAUL FALIDAS  
Signature of Grantor

Estia Realty LLC  
By: John Falidas, Member  
Name of Grantee (Type or Print)  
John Falidas  
Signature of Grantee

Sworn to before me  
this 11<sup>th</sup> day of July 2018  
Anthony C. Curcio  
02CU6316927  
Exp. December 21, 2019

Sworn to before me  
this 11 day of July 2018  
vrf Properties LLC  
By: J. Curcio, Manager  
By: Paul Fortner  
CO MANAGER

These statements are made with the knowledge that a willfully false representation is unlawful and is punishable as a crime of perjury under Article 210 of the Penal Law.

**NEW YORK CITY REAL PROPERTY TRANSFER TAX RETURNS FILED ON OR AFTER FEBRUARY 6th, 1990, WITH RESPECT TO THE CONVEYANCE OF A ONE- OR TWO-FAMILY DWELLING, OR A COOPERATIVE APARTMENT OR A CONDOMINIUM UNIT IN A ONE- OR TWO-FAMILY DWELLING, WILL NOT BE ACCEPTED FOR FILING UNLESS ACCOMPANIED BY THIS AFFIDAVIT.**

BRIAN BUTLER  
NOTARY PUBLIC, STATE OF NEW YORK  
Registration No. 01BU6058975  
Qualified in Nassau County  
Commission Expires June 25, 2019

2018060100257101



**Applicable properties compliant with the  
Smoke Detector requirement**

Street Address	Unit/Apt	Borough	Block	Lot
N/A 25TH STREET		QUEENS	415	10

# **EXHIBIT D**

## **LIMITED SITE ACCESS AGREEMENT**

**THIS LIMITED SITE ACCESS AGREEMENT** (this "**Agreement**") dated as of May 19, 2021 (the "**Effective Date**"), is by and between **VADIEL PROPERTIES LLC, VVI PROPERTIES LLC** each a New York limited liability company having an address at 31-19 Newton Avenue, Suite 1000, Astoria, New York 10002 ([email: billy21993@gmail.com](mailto:billy21993@gmail.com)) and **ESTIA REALTY LLC**, a New York limited liability company, having an address at 31-44 Steinway Street, #2F, Astoria, New York 11103 ([email: johnfalidas@yahoo.com](mailto:johnfalidas@yahoo.com)) (collectively, and jointly and severally, "**Owner**") and **QUEENS PLAZA NORTH NEW YORK, LLC**, a Delaware limited partnership, having an address at Suite 450, 4601 Park Road, Charlotte, North Carolina 28209 ([email: ftetel@grubbproperties.com](mailto:ftetel@grubbproperties.com)) ("**Grubb**"). Owner and Grubb are sometimes referred to in this Agreement together as the "**Parties**" or individually as a "**Party**."

### **RECITALS**

WHEREAS, Owner is the fee owner of two parcels of land located in Queens County, City and State of New York, known as Block 415, Lots 4 and 10 with a street address of 25-01 Queens Plaza North, Long Island City, New York (the "**Property**"); and

WHEREAS, Owner is willing to grant Grubb limited access to the Property for purposes of complying with the requirements of the New York State Brownfield Cleanup Program ("BCP"), all on the terms and subject to the conditions of this Agreement.

NOW, THEREFORE, in consideration of the foregoing, and for other good and valuable consideration, the receipt and sufficiency of which are acknowledged, the Parties, intending to be legally bound, agree as follows:

1. **Limited Access.** Subject to the terms and conditions set forth in this Agreement, Grubb and its agents, contractors, surveyors, and employees (collectively, "**Grubb's Representatives**") shall have the right, starting from the date of this Agreement, to access the Property during normal business hours and upon at least twenty four (24) hour prior notice (which may be given by email or by telephone and shall specify the specific purpose of the inspection) to Owner's representative Michael Korff ([516-319-1012/mkorff@metro-ripco.com](mailto:mkorff@metro-ripco.com)), for the purpose of work required in connection with the BCP (the "**BCP Work**"). Grubb shall promptly repair any damage done to the Property as a result of the BCP Work at its sole cost and expense and to the reasonable satisfaction of Owner. Owner's representative shall (at no cost or expense to Grubb) have the right to be present during all Inspections conducted at the Property. Grubb shall take all necessary actions and implement all protections necessary to ensure that all actions taken in connection with the BCP Work, and all equipment and materials used or brought onto the Property, shall pose no threat to the safety of persons or the environment and shall cause no damage to the Property or other property of Owner or other persons, or interfere with any current operations at the Property. Grubb shall be responsible, at its sole cost and expenses, for locating any and all subsurface utilities prior to the commencement of the BCP Work, and for any damage to the Property or any such utilities arising from its Access to the Property.

2. **Environmental Easement.** In the event that Owner is still in title at such time it is requested, Owner will cooperate with Grubb in placing an environmental easement on the Property to give the NYS Department of Environmental Conservation future access to ensure

the Property is properly maintained pursuant to all program requirements after the Certificate of Completion is issued.

3. **Non-Disclosure and Confidentiality.** Except as required by law, Grubb and Grubb's Representatives shall hold and maintain as confidential all non-public information and data obtained and any report(s) generated as a result of the BCP Work(collectively, the "**Confidential Information**") and shall not, without first obtaining Owner's written approval, which approval may be granted or denied in Owner's sole and absolute discretion, divulge or release the Confidential Information to any third party. Upon request, Grubb shall provide Owner with a copy of all data received as a result of the BCP Work and all draft and final reports of the Inspections. Except as otherwise provided in the last sentence of this Section 2, upon request, Grubb shall return to Owner all originals and copies of the Confidential Information, and, at the request of Owner, Grubb shall certify in writing that all Confidential Information, including all electronic copies of documents, and analyses, studies, notes, or other documents containing Confidential Information have been returned to Owner or destroyed.

4. **Termination.** The term of this Agreement (the "**Term**") shall commence on the Effective Date and shall automatically terminate upon the Closing, as that term is defined in that certain Purchase and Sale Agreement entered into between the parties and dated March 18, 2021. Notwithstanding the foregoing, Grubb hereby acknowledges and agrees that Owner may terminate this Agreement at any time for any reason (or for no reason whatsoever) in Owner's sole discretion by delivering written notice of such termination to Grubb.

5. **Intentionally Omitted.**

6. **No Mechanics' Liens.** Grubb shall not cause or permit any mechanics' or materialmen's liens or any other liens to attach to the Property by reason of the Inspections conducted by or for Grubb, or otherwise. If any such lien is filed against the Property for any materials or services furnished to the Property by or on behalf of Grubb, then Grubb shall promptly cause such lien to be removed, bonded or discharged but in no event later than thirty (30) days after filing. If such lien has not been removed within such thirty (30) day period, Owner may take whatever action, in Owner's sole discretion and at Grubb's sole cost and expense, that Owner deems reasonably necessary to release and remove such lien. The provisions of this paragraph shall survive the termination of this Agreement.

7. **Insurance.** Prior to Grubb or Grubb's Representative first entering onto the Property and thereafter during the Term, Grubb shall maintain and cause any of Grubb's Representatives to maintain and have in effect, at Grubb's sole cost and expense the following:

- (a) Workers' compensation insurance complying with the laws of the State of New York;
- (b) Automobile liability in the combined single limit of \$5,000,000 per occurrence for bodily injury and for property damage combined;
- (c) Commercial general liability insurance, including but not limited to, products/completed operations, broad

form property damage, insurance, in the amount of \$5,000,000 per occurrence and \$5,000,000 in the aggregate; and

- (d) Professional Liability Insurance in the amount of \$1,000,000 per occurrence and in the aggregate.

Such insurance policies shall be on occurrence basis, and Owner shall be named as an additional insured. Grubb shall deliver proof of the insurance coverage required pursuant to this Agreement to Owner (in the form of a certificate of insurance) prior to Grubb's or Grubb's Representatives' entry onto the Property.

8. **Compliance with Laws.** Grubb and Grubb's Representatives shall at its sole cost and expense, comply with all applicable laws and all lawful orders of any governmental authority or agency. Grubb shall obtain any permits, consents, approvals, and/or licenses required for the performance of the BCP Work.

1. **Notice.** All notices, demands, and requests which may or are required to be given by either Party to the other shall be in writing and either delivered, by nationally recognized overnight service or sent by email (with a copy sent by regular mail) to the address of each Party set forth on the first page of this Agreement or at such other address as the Party to receive the notice may from time to time give notice in writing to the other Party. Notices shall be effective upon receipt or upon first refusal and can be given by the attorney for each party. Any notice required to be provided hereunder to Owner or Grubb shall be sent as set forth above, with copies as follows:

If to Grubb :	If to Owner:
Troutman Pepper Hamilton Sanders LLP 301 South College Street, Suite 3400 Charlotte, NC 28202 Attn: David H. Jones Email: <a href="mailto:david.jones@trouman.com">david.jones@trouman.com</a>	Certilman Balin Adler & Hyman, LLP 90 Merrick Avenue East Meadow, New York 11554 Attention: Jennifer B. Appel, Esq. <a href="mailto:jappel@certilmanbalin.com">Email: jappel@certilmanbalin.com</a>  Rosenberg Calica & Birney LLP 100 Garden City Plaza, Suite 408 Garden City, New York 11530 Attention Ronald J. Rosenberg Email: Ron@ <a href="mailto:Ron@rcblaw.com">rcblaw.com</a>

9. **No Property Interest Created.** This Agreement is not and shall not be construed as a license or as a lease or create in Grubb any interest in the Property or any other property owned by Owner or create a partnership, joint venture, or any association or relationship between Owner and Grubb.

Nothing herein contained or implied shall at any time be so construed as to create the relationship of landlord and tenant, licensor and licensee, employer and employee, partnership, principal and agent or joint venture partner as between the parties.

**10. Non-Assignability.** This Agreement may not be assigned by Grubb without first obtaining the prior written approval of Owner, which approval may be granted or denied in Owner's sole and absolute discretion.

**11. Entire Agreement.** This Agreement constitutes the entire agreement between the Parties with respect to the subject matter hereof, and all promises, representations, understandings, warranties, covenants and agreements with reference to the subject matter hereof, and all inducements to the making of this Agreement relied upon by all the parties hereto, have been expressed herein.

**12. Modifications and Waiver.** No supplement, modification or amendment of this Agreement shall be binding unless executed in writing by the Parties. No waiver of any one of the provisions of this Agreement shall be deemed, or shall constitute, a waiver of any other provision, whether or not similar, nor shall any waiver constitute a continuing waiver or a waiver of any future or past breach or violation of any such provision or of any other provision. No waiver shall be binding unless executed in writing by the Party making the waiver.

**13. Severability.** In the event that any provision or any portion of any provision of this Agreement shall be held void or unenforceable, then the remaining provisions of this Agreement (and the remaining portion of any provision held to be void or unenforceable in part only) shall continue in full force and effect.

**14. Governing Law.** This Agreement shall be governed and enforced in accordance with the laws of the State of New York without regard to principles of conflicts of law.

**15. Attorney Fees.** If legal action is brought to enforce any terms of this Agreement or any rights arising out of this Agreement, the prevailing Party shall be entitled to receive reasonable attorneys' fees from the other Party. The amount of the fee shall be determined by the court.

**16. Counterparts/Electronic Delivery.** This Agreement may be executed in one or more counterparts, each of which shall be deemed an original and all of which shall constitute the same instrument. Signed counterparts of this Agreement delivered by facsimile or other electronic means shall be binding as originals.

**[Remainder of this page is intentionally left blank; signature page follows]**

IN WITNESS WHEREOF, the Parties have caused this Agreement to be duly executed as of the day and year first above written.

OWNER :

VADIEL PROPERTIES LLC

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

VVI PROPERTIES LLC

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

ESTIA REALTY LLC

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

GRUBB:

QUEENS PLAZA NORTH NEW YORK, LLC

By: Grubb Fund Management LLC, a North Carolina limited liability company, its manager

By: Grubb Management LLC, a North Carolina limited liability company, its manager

By: \_\_\_\_\_

Name: James M. Hochman  
Its: Chief Financial Officer



IN WITNESS WHEREOF, the Parties have caused this Agreement to be duly executed as of the day and year first above written.

**OWNER :**

**VADIEL PROPERTIES LLC**

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

**VVI PROPERTIES LLC**

By: Vasilios G. Falidos

Name: Vasilios G. Falidos

Title: member / manager

**ESTIA REALTY LLC**

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

**GRUBB:**

**QUEENS PLAZA NORTH NEW YORK, LLC**

By: Grubb Fund Management LLC, a North Carolina limited liability company, its manager

By: Grubb Management LLC, a North Carolina limited liability company, its manager

By: \_\_\_\_\_  
Name: James M. Hochman  
Its: Chief Financial Officer



IN WITNESS WHEREOF, the Parties have caused this Agreement to be duly executed as of the day and year first above written.

**OWNER :**

**VADIEL PROPERTIES LLC**

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

**VVI PROPERTIES LLC**

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

**ESTIA REALTY LLC**

By: \_\_\_\_\_

Name: JOHN FALIDAI

Title: Manager

**GRUBB:**

**QUEENS PLAZA NORTH NEW YORK, LLC**

By: Grubb Fund Management LLC, a North Carolina limited liability company, its manager

By: Grubb Management LLC, a North Carolina limited liability company, its manager

By: \_\_\_\_\_

Name: James M. Hochman  
Its: Chief Financial Officer

**IN WITNESS WHEREOF**, the Parties have caused this Agreement to be duly executed as of the day and year first above written.

**OWNER :**

**VADIEL PROPERTIES LLC**

**By:** \_\_\_\_\_

**Name:** \_\_\_\_\_

**Title:** \_\_\_\_\_

**VVI PROPERTIES LLC**

**By:** \_\_\_\_\_

**Name:** \_\_\_\_\_

**Title:** \_\_\_\_\_

**ESTIA REALTY LLC**

**By:** \_\_\_\_\_

**Name:** \_\_\_\_\_

**Title:** \_\_\_\_\_

**GRUBB:**

**QUEENS PLAZA NORTH NEW YORK, LLC**

**By: Grubb Fund Management LLC, a North Carolina limited liability company, its manager**

**By: Grubb Management LLC, a North Carolina limited liability company, its manager**

**By:** *james m hochman*  
james m hochman (May 12, 2021 09:15 EDT)

**Name: James M. Hochman  
Its: Chief Financial Officer**

# **EXHIBIT E**

**PREVIOUS OWNERS & OPERATORS LIST**  
**Queensboro Lanes Site**  
**25-01 Queens Plaza North and n/a 25<sup>th</sup> Street, Long Island City, New York 11101**

<b>Year</b>	<b>Contact Information</b> <b>25-01 Queens Plaza North (Queens-415-4)</b> <b>Owner</b>	<b>Status</b>	<b>Relation to Requestor</b>
1938-1962	Queensbridge Realty Corporation (Saul Seiden and Bertha F. Breger) <b>Address:</b> c/o CT Corporation System 1633 Broadway New York, New York 10019 <b>Phone:</b> Unknown	Inactive 9/23/1992	None
1962-1971 (1/2) and 1981 (1/2)	Saul Seiden (Unknown) and Bertha F. Breger (Deceased 2/27/1976) <b>Address:</b> Unknown <b>Phone:</b> Unknown	Deceased	None
1971-1984	Saul Seiden and Mary Seiden (Saul Seiden's one-half interest) <b>Last Known:</b> 18524 Walker Road Lutz, Florida 33549 <b>Phone:</b> Unknown	Unknown	None
1981-1984	Herbert J. Breger, as sole Trustee (Bertha Breger's one-half interest) <b>Last Known:</b> 75 East End Avenue New York, New York 10028 <b>Phone:</b> Unknown	Deceased 6/15/2003	None
1984-2018	Falidas Associates <b>Address:</b> 25-15 Queens Plaza North, #2F Long Island City, New York 11101 <b>Phone:</b> (718) 392-0514	Inactive	None
2018-2018	Falidas Associates, LLC <b>Address:</b> 25-15 Queens Plaza North, #2F Long Island City, New York 11101 <b>Phone:</b> (718) 392-0514	Active (Permanently Closed)	None
7/11/2018-Present	Estia Realty LLC (Tenant in Common) <b>Address:</b> John Falidas 31-44 Steinway Street, Apt 2F Astoria, New York 11103 <b>Email:</b> <a href="mailto:Johnfalidas@yahoo.com">Johnfalidas@yahoo.com</a> <b>Phone:</b> (516) 296-7129	Active	Current Owner
7/11/2018-Present	Vadiel Properties LLC (Tenant in Common) <b>Address:</b> Paul Falidas 31-19 Newtown Avenue, Suite 1000 Astoria, New York 11102 <b>Email:</b> <a href="mailto:Billy21993@gmail.com">Billy21993@gmail.com</a> <b>Phone:</b> (718) 359 - 8634	Active	Current Owner
7/11/2018-Present	VVI Properties LLC (Tenant in Common) <b>Address:</b> Vasilios Falidas 31-19 Newton Avenue, Suite 1000 Astoria, New York 11102 <b>Email:</b> <a href="mailto:Billy21993@gmail.com">Billy21993@gmail.com</a> <b>Phone:</b> (917) 216 - 4213	Active	Current Owner
<b>Operator</b>			
1898	Undeveloped	N/A	N/A
1915	15 tax lots consolidated to create the current tax lot 4. Queens Borough Corporation Building was built	N/A	N/A
1936	One-Story addition added to the Queens Borough Corporation Building (Fireproof Vault)	N/A	N/A
1936-1950	3 Gasoline tanks are located at the southeast corner of the Lot	N/A	N/A
1950	Richar Greetings Inc., <b>Address:</b> Unknown <b>Phone:</b> Unknown	Unknown	None
1950	Du Vals Consensus Inc. <b>Address:</b> Unknown <b>Phone:</b> Unknown	Unknown	None
1950	Accurate Multigraph Service <b>Address:</b> Unknown <b>Phone:</b> Unknown	Unknown	None
1950	Joseph Bandieramonte & Co., Inc. <b>Address:</b> Unknown <b>Phone:</b> Unknown	Inactive 8/8/1980	None

## PREVIOUS OWNERS & OPERATORS LIST

### Queensboro Lanes Site

**25-01 Queens Plaza North and n/a 25<sup>th</sup> Street, Long Island City, New York 11101**

1950-1967	Magnet Bar & Grill <b>Address:</b> Unknown <b>Phone:</b> Unknown	Unknown	None
1950-1976	Delno Business Services <b>Address:</b> Unknown <b>Phone:</b> Unknown	Unknown	None
1950-1980	Bowling Alley located in basement of building (Queensboro Lanes) <b>Address:</b> Unknown <b>Phone:</b> Unknown	Inactive	None
1950-2005	NYS-Department of Labor Unemployment Division <b>Address:</b> Building 12, W.A. Harriman Campus Albany, New York 12240 <b>Phone:</b> (518) 457-9000	Active	None
1967	Magnetic Analysis Corporation <b>Address:</b> 103 Fairview Park Drive Elmsford, New York 10523 <b>Phone:</b> (914) 530-2000	Active	None
1967	Melco Decorators Inc. <b>Address:</b> Unknown <b>Phone:</b> Unknown	Unknown	None
1967-1970	The House of Seagrams Inc. <b>Address:</b> Unknown <b>Phone:</b> Unknown	Unknown	None
1967-1983	The House of Schiller, Inc. <b>Address:</b> 41-40 27 <sup>th</sup> Street Long Island City, New York 11101 <b>Phone:</b> Unknown	Inactive 12/23/1992	None
1970	Jolt Leon Optical Co. Inc. <b>Address:</b> Unknown <b>Phone:</b> Unknown	Unknown	None
1970	Optical Originals Inc. <b>Address:</b> Unknown <b>Phone:</b> Unknown	Unknown	None
1970	Queens Plaza Optical Labs <b>Address:</b> 27-24 Queens Plaza South Long Island City, New York 11101 <b>Phone:</b> (718) 482-7462	Inactive 5/5/2014	None
1970	Queens Plaza Opticians <b>Address:</b> 27-24 Queens Plaza South Long Island City, New York 11101 <b>Phone:</b> (718) 482-7462	Inactive	None
1971-1984	Factory (Processing of Plastic Materials) – Certificate of Occupancy	N/A	None
1971-1994	Manufacturing Establishment – Possibly the manufacturing of garments	N/A	None
1976-1983	Cassette Recording Corporation <b>Address:</b> c/o Weinstein & Morganbesser 310 Madison Avenue New York, New York 10017 <b>Phone:</b> Unknown	Inactive 12/24/1991	None
1983-1991	Canaan Printing Co., Inc. <b>Address:</b> 27-02 41 <sup>st</sup> Avenue Long Island City, New York 11101 <b>Phone:</b> (718) 729-3100	Active	None
1983-1991	Maltz Greiner Co., Inc. <b>Address:</b> 185 Express Street, Suite 300 Plainview, New York 11803 <b>Phone:</b> (516) 364-1000	Active	None
1983-2000	WR Associates, Inc. <b>Address:</b> 2210 Encinitas Blvd., Suite V Encinitas, California 92024 <b>Phone:</b> (760) 436-9194	Active	None
1984-2018	Falidas Associates Corp. <b>Address:</b> 25-15 Queens Plaza North, #2F Long Island City, New York 11101 <b>Phone:</b> (718) 392-0514	Active	None
1991	Sing Sang Song Fashion, Inc. <b>Address:</b> 25-15 Bridge Plaza North Long Island City, New York 11101 <b>Phone:</b> Unknown	Inactive 9/29/2003	None

## PREVIOUS OWNERS & OPERATORS LIST

### Queensboro Lanes Site

#### 25-01 Queens Plaza North and n/a 25<sup>th</sup> Street, Long Island City, New York 11101

1991-2013	TNT Pizza Inc. (Salvatore Bullaro) <b>Address:</b> 21-19 Steinway Street Astoria, New York 11106	<b>Phone:</b> Unknown	Inactive	None
2000	Blue II Restaurant <b>Address:</b> Unknown	<b>Phone:</b> Unknown	Unknown	None
2000	Unified Immigration <b>Address:</b> Unknown	<b>Phone:</b> Unknown	Unknown	None
2000	Matthew Hyde DDS (Now at Plainview Dental) <b>Address:</b> 1670 Old Country Road Plainview, New York 11803	<b>Phone:</b> (516) 753-1776	Active	None
2000	Blackjack Men's Jewelry <b>Address:</b> 15 West 37 <sup>th</sup> Street, 10 <sup>th</sup> Floor New York, New York 10018	<b>Phone:</b> (212) 704-4363	Active	None
2000	A-I Medical P.C. <b>Address:</b> 1773 East 19 <sup>th</sup> Street, Suite 1C Brooklyn, New York 11229	<b>Phone:</b> (718) 676-1180	Inactive 8/20/2001	None
2000-2005	Lee's Deli <b>Address:</b> 25-05 Bridge Plaza Long Island City, New York 11101	<b>Phone:</b> (718) 938-7575	Inactive	None
2000-2005	US Army Recruiting <b>Address:</b> 32-56 Steinway Street Astoria, New York 11103	<b>Phone:</b> (718) 278-1975	Active	None
2000-2005	US Navy Recruiting <b>Address:</b> 91-31 Queens Blvd. Elmhurst, New York 11373	<b>Phone:</b> (718) 594-0733	Active	None
2000-2005	Queens Coffee Shop <b>Address:</b> 111-17 42 <sup>nd</sup> Avenue Corona, New York 11368	<b>Phone:</b> Unknown	Active	None
2000-2005	La Bella Chicken & Pizza <b>Address:</b> c/o Law Office of Robert Osuna 11 Park Place, Suite 600 New York, New York 10002	<b>Phone:</b> (212) 233-1033	Inactive 7/25/2005	None
2000-2005	Mom Hair Braiding <b>Address:</b> 25-15 Queens Plaza North Long Island City, New York 11101	<b>Phone:</b> (718) 482-9579	Permanently Closed	None
2000-2008	Warren Baine DDS <b>Address:</b> 31-02 31st Street Astoria, New York 11106	<b>Phone:</b> (718) 784-1225	Active	None
2000-2013	Plaza Dental Lab Inc. <b>Address:</b> 2515 Queens Plaza North, Room 5 Long Island City, New York 11101	<b>Phone:</b> (718) 786-4119	Inactive	None
2000-2013	Ahmad & Ahmad Enterprises Inc. <b>Address:</b> c/o Imran Ahmed 404 Central Islip Blvd. Ronkonkoma, New York 11779	<b>Phone:</b> Unknown	Inactive	None
2000-2013	Hair Studio Inc. <b>Address:</b> c/o Mario Accardi 174 Hickory Street Washintonship, New Jersey 07676	<b>Phone:</b> Unknown	Active	None
2000-2013	Boris Shoe Store <b>Address:</b> 25-15 Bridge Plaza North Long Island City, New York 11101	<b>Phone:</b> (718) 433-4843	Permanently Closed	None

## PREVIOUS OWNERS & OPERATORS LIST

### Queensboro Lanes Site

**25-01 Queens Plaza North and n/a 25<sup>th</sup> Street, Long Island City, New York 11101**

2005	Techelp USA LLC <b>Address:</b> Unknown <b>Phone:</b> Unknown	Unknown	None
2005	Metro Plaza Café Inc. <b>Address:</b> Unknown <b>Phone:</b> Unknown	Unknown	None
2005	Queensboro Optical Center <b>Address:</b> 25-11 Queens Plaza North Long Island City, New York 11101 <b>Phone:</b> (718) 609-0944	Inactive	None
2005	US Labor Department <b>Address:</b> 200 Constitution Avenue NW Long Island City, New York 11101 <b>Phone:</b> 1 (866)-487-2365	Active	None
2005	Long Island City Community Service <b>Address:</b> c/o Long Island Volunteer Center PO Box 427 Garden City, New York 11530 <b>Phone:</b> (516) 564-5482	Active	None
2005	Publishers Newspaper & Mail <b>Address:</b> 24-16 Queens Plaza South, Unit 204 Long Island City, New York 11101 <b>Phone:</b> (718) 729-7652	Active	None
2005	Nell's Flowers Inc. <b>Last Known Address:</b> 25-15 Queens Plaza North Long Island City, New York 11101 <b>Phone:</b> Unknown	Active	None
2005-2008	RIR Communications Systems, Inc. <b>Address:</b> 20 Nuvern Avenue Mount Vernon, New York 10550 <b>Phone:</b> (914) 664-0307	Active	None
2005-2013	FJC Securities Service Inc <b>Address:</b> 33-10 Queens Blvd. Long Island City, New York 11101 <b>Phone:</b> (929) 282-8345	Active	None
2005-2013	Issela Fashion <b>Address:</b> 41-41 Crescent Street Long Island City, New York 11101 <b>Phone:</b> (718) 361-5600	Permanently Closed	None
2005-2013	24-Hour All-Day Emergency Locksmith <b>Address:</b> Unknown <b>Phone:</b> Unknown	Inactive	None
2005-2013	A Roofing 24 hrs. <b>Last Known Address:</b> 25-15 Queens Plaza North Long Island City, 11102 <b>Phone:</b> (718) 785-4971	Inactive	None
2005-2013	Sure Guard Locksmiths <b>Address:</b> 10015 Astoria Blvd. East Elmhurst, New York 11369 <b>Phone:</b> (718) 807-3660	Closed	None
2008	First Impressions Quality Control Inc. <b>Address:</b> c/o Rene Ribadeneyra 66-22 Fleet Street, 6-J Forest Hills, New York 11375 <b>Phone:</b> (718) 609-2766	Inactive 6/27/2011	None
2008	Moona Glair <b>Address:</b> Unknown <b>Phone:</b> Unknown	Unknown	None
2008	United States Department of the Navy <b>Address:</b> 115 Miller Avenue Garden City, New York 11530 <b>Phone:</b> (516) 222-0340	Active	None
2008-Present	Floating Hospital Pharmacy 9 <b>Address:</b> 25-01 Queens Plaza North Long Island City, New York 11101 <b>Phone:</b> (914) 556-2511	Active	Current Operator of Site
2013	Top Marketing Inc <b>Address:</b> 87-18 112 <sup>th</sup> Street Richmond Hill, New York 11418	Inactive	None

## PREVIOUS OWNERS & OPERATORS LIST

### Queensboro Lanes Site

**25-01 Queens Plaza North and n/a 25<sup>th</sup> Street, Long Island City, New York 11101**

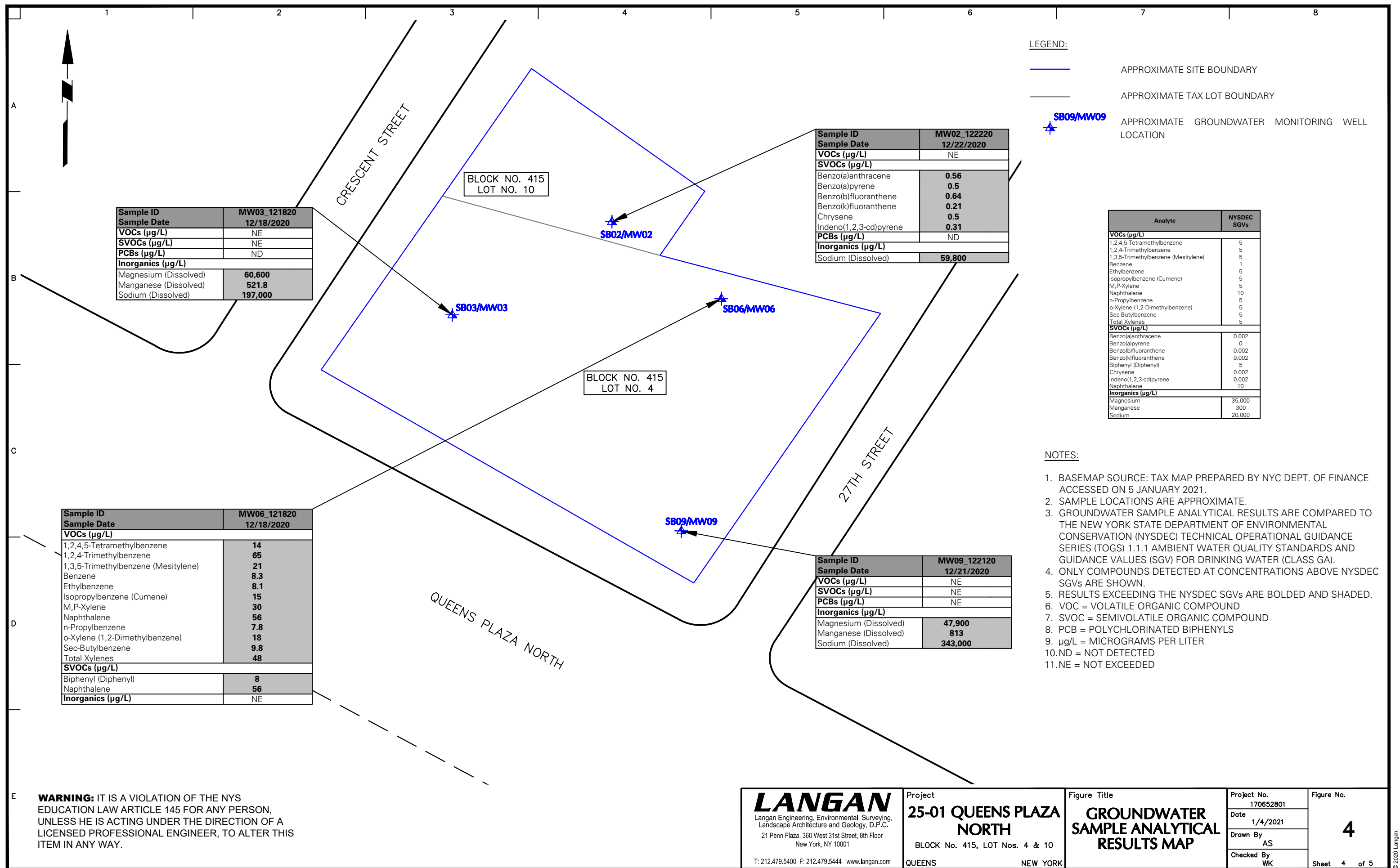
2013	LIC Bicycles <b>Address:</b> 25-11 Queens Plaza North Long Island City, New York 11101 <b>Phone:</b> (718) 472-4537	Permanently Closed	None
2013	Andover Tractor Trailer School <b>Address:</b> 25-15 Bridge Plaza North Long Island City, New York 11101 <b>Phone:</b> (800) 339-3876	Inactive	None
2013	Queens Garage Doors <b>Address:</b> 164-01 71 <sup>st</sup> Avenue Queens, New York 11365 <b>Phone:</b> (718) 755-5985	Active	None
2013	Queens Plaza LLC <b>Address:</b> 147-12 105 <sup>th</sup> Avenue Jamaica, New York 11435 <b>Phone:</b> (718) 361-2613	Active	None
2013-Present	Chase Bank <b>Address:</b> 25-15 Queens Plaza North Long Island City, New York 11101 <b>Phone:</b> (718) 361-6474	Permanently Closed	None
2013-Present	Queens Rozina Mini Mart (Rozina Smoke Shop) <b>Address:</b> 25-17 Queens Plaza North Long Island City, New York 11101 <b>Phone:</b> (917) 832-6997	Active	Current Operator of Site
Present	Dumpling D'or <b>Address:</b> 25-15 Queens Plaza North Long Island City, New York 11101 <b>Phone:</b> (347) 649-1100	Active	Current Operator of Site
2001-Present	Food Distribution Center - Steinway Child & Family Services, Inc. <b>Address:</b> 41-36 27 <sup>th</sup> Street Long Island City, New York 11101 <b>Phone:</b> (718) 389-5100	Active	Current Operator of Site
Present	The Station Craft Cuisine <b>Address:</b> 25-07 Queens Plaza North Long Island City, New York 11101 <b>Phone:</b> (718) 786-1111	Active	Current Operator of Site
Present	Dunkin' Donuts <b>Address:</b> 25-19 Queens Plaza North Long Island City, New York 11101 <b>Phone:</b> (718) 361-2613	Active	Current Operator of Site
Present	Momento <b>Address:</b> 25-13 Queens Plaza North Long Island City, New York 11101 <b>Phone:</b> (718) 786-8297	Active	Current Operator of Site
Present	Jubilee Wireless & Repair <b>Address:</b> 25-11 Queens Plaza North Long Island City, New York 11101 <b>Phone:</b> (718) 937-2001	Active	Current Operator of Site
Present	Spa Zone Skin Care and Threading Salon <b>Address:</b> 25-09 Queens Plaza North 0817 Long Island City, New York 11101 <b>Phone:</b> (516) 309-	Active	Current Operator of Site
Present	Raj's Indian Kitchen <b>Address:</b> 25-07 Queens Plaza North 8844 Queens, New York 11101 <b>Phone:</b> (718) 361-	Active	Current Operator of Site
Present	Fresh Kitchen NY <b>Address:</b> 25-07 Queens Plaza North 1111 Long Island City, New York 11101 <b>Phone:</b> (718) 786-	Active	Current Operator of Site
Present	New York City Army Recruiter <b>Address:</b> 25-01 Queens Plaza North Long Island City, New York 11101 <b>Phone:</b> (877) 233-4724	Active	Current Operator of Site

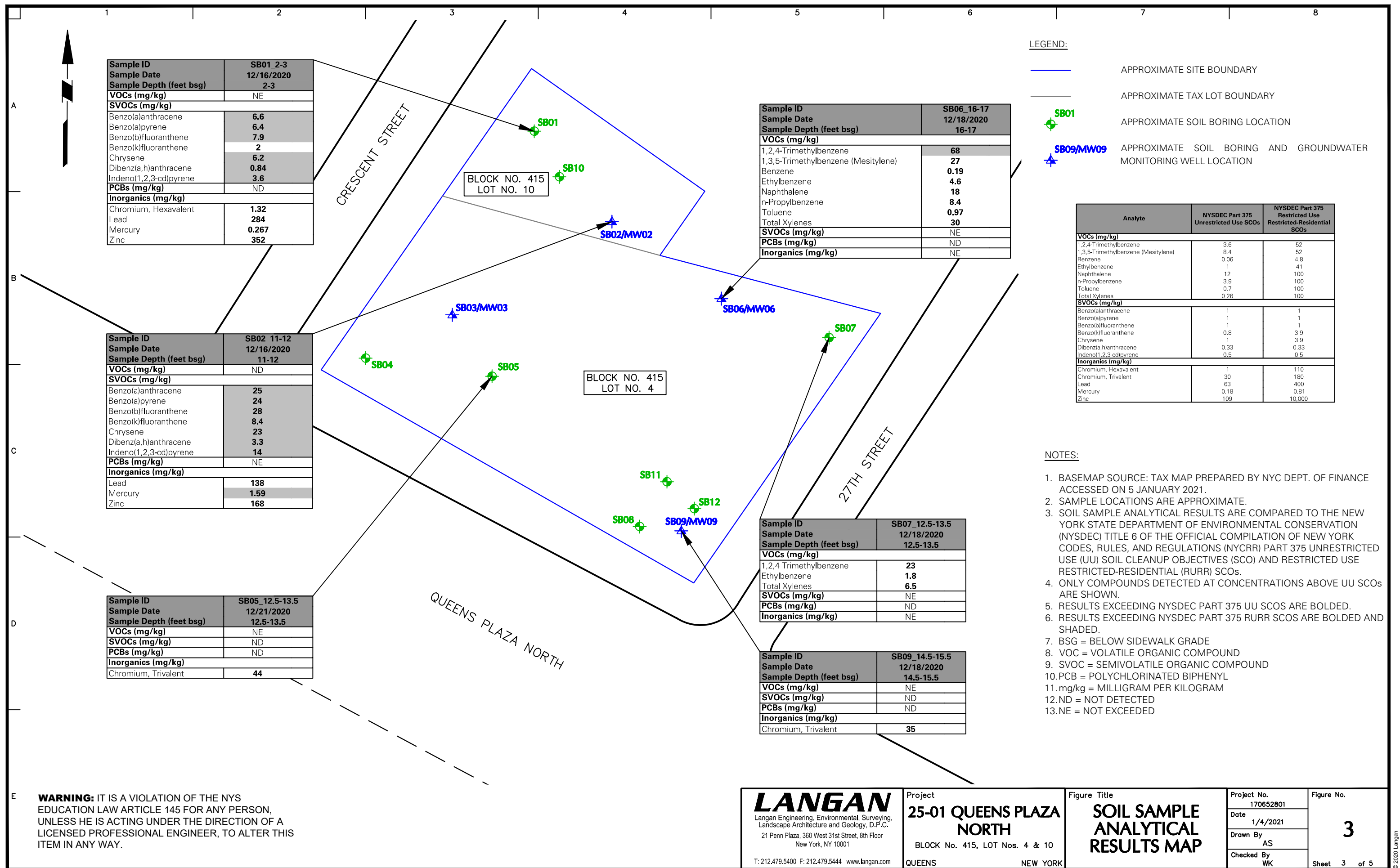


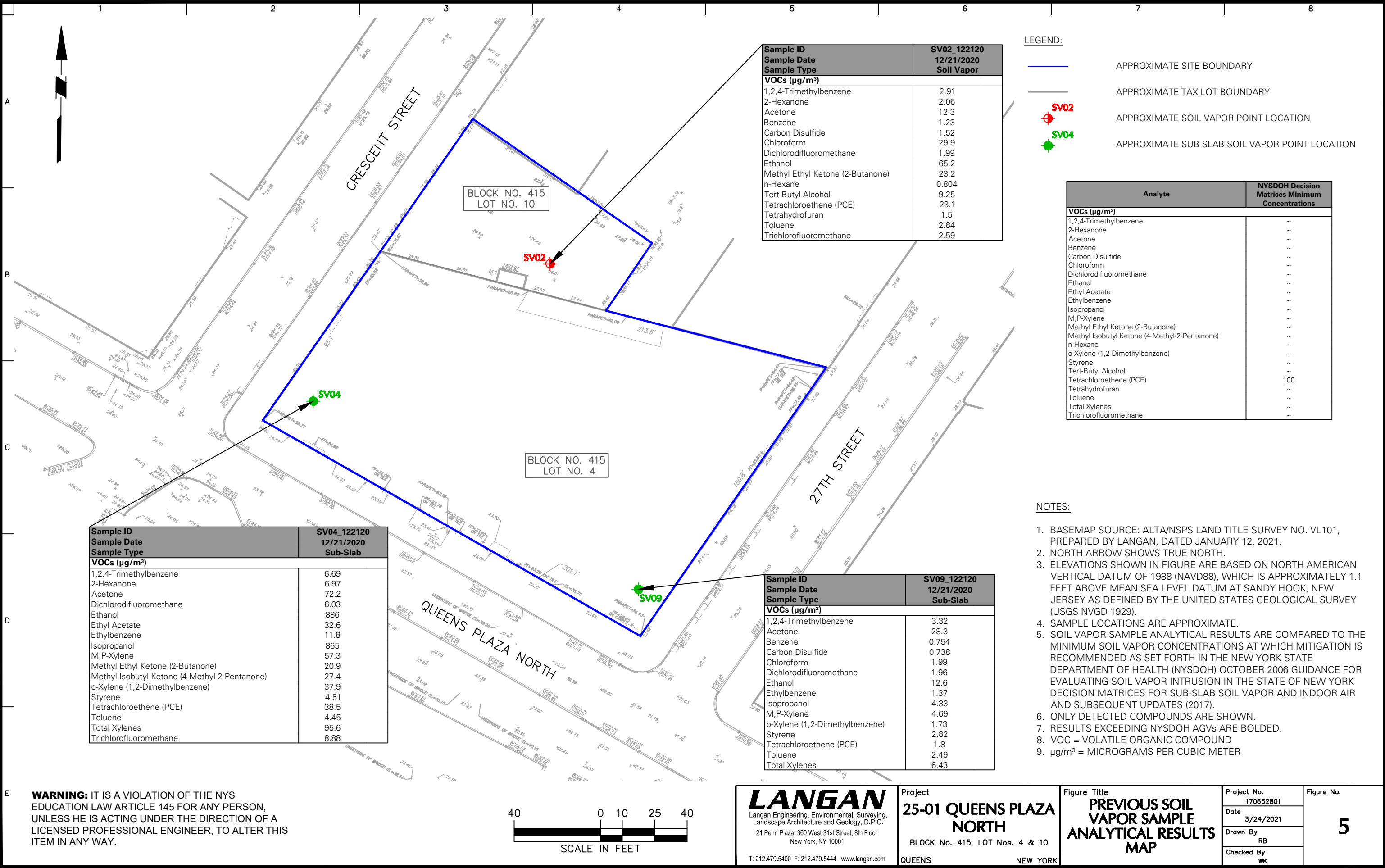
**PREVIOUS OWNERS & OPERATORS LIST**  
**Queensboro Lanes Site**  
**25-01 Queens Plaza North and n/a 25<sup>th</sup> Street, Long Island City, New York 11101**

<b>Year</b>	<b>Contact Information n/a 25<sup>th</sup> Street (Queens-415-10) Owner</b>	<b>Status</b>	<b>Relation to Requestor</b>
1948-1966	Daniel F. Russell and Elizabeth Russell - Lot 1 <b>Address:</b> Unknown <b>Phone:</b> Unknown	Unknown	None
Unknown-1966	Blanche Slattery (Conveyed by William A. Kerwin, as Executor of the Last Will and Testament) – Lot 2	Deceased	None
1966-1971 (1/2) and 1981 (1/2)	Saul Seiden and Bertha F. Breger (Deceased 2/27/1976) <b>Address:</b> Unknown <b>Phone:</b> Unknown	Deceased	None
1971-1984	Saul Seiden and Mary Seiden (Saul Seiden's one-half interest) <b>Last Known:</b> 18524 Walker Road <b>Phone:</b> Unknown Lutz, Florida 33549	Unknown	None
1981-1984	Herbert J. Breger, as sole Trustee (Bertha Breger's one-half interest) <b>Last Known:</b> 75 East End Avenue <b>Phone:</b> Unknown New York, New York 10028	Deceased 6/15/2003	None
1984-2018	Falidas Associates <b>Address:</b> 25-15 Queens Plaza North, #2F <b>Phone:</b> (718) 392-0514 Long Island City, New York 11101	Inactive	None
2018-2018	Falidas Associates, LLC <b>Address:</b> 25-15 Queens Plaza North, #2F <b>Phone:</b> (718) 392-0514 Long Island City, New York 11101	Active (Permanently Closed)	None
8/6/2018-Present	Estia Realty LLC (Tenant in Common) <b>Address:</b> John Falidas <b>Email:</b> <a href="mailto:Johnfalidas@yahoo.com">Johnfalidas@yahoo.com</a> 31-44 Steinway Street, Apt 2F <b>Phone:</b> (516) 296-7129 Astoria, New York 11103	Active	Current Owner
8/6/2018-Present	Vadiel Properties LLC (Tenant in Common) <b>Address:</b> Paul Falidas <b>Email:</b> <a href="mailto:Billy21993@gmail.com">Billy21993@gmail.com</a> 31-19 Newtown Avenue, Suite 1000 <b>Phone:</b> (718) 359 - 8634 Astoria, New York 11102	Active	Current Owner
8/6/2018-Present	VVI Properties LLC (Tenant in Common) <b>Address:</b> Vasilios Falidas <b>Email:</b> <a href="mailto:Billy21993@gmail.com">Billy21993@gmail.com</a> 31-19 Newton Avenue, Suite 1000 <b>Phone:</b> (917)216 - 4213 Astoria, New York 11102	Active	Current Owner
<b>Operator</b>			
1898-1936	Residential Dwellings (current lot was divided into two separate lots which each had a residence)	N/A	None
1936-1970	Private 1-story garage was added to one of the dwellings and a small store is present on site	N/A	None
1970-Present	Site is one single vacant lot	N/A	None
Present	Asphalt Parking Lot	N/A	None

# **EXHIBIT F**







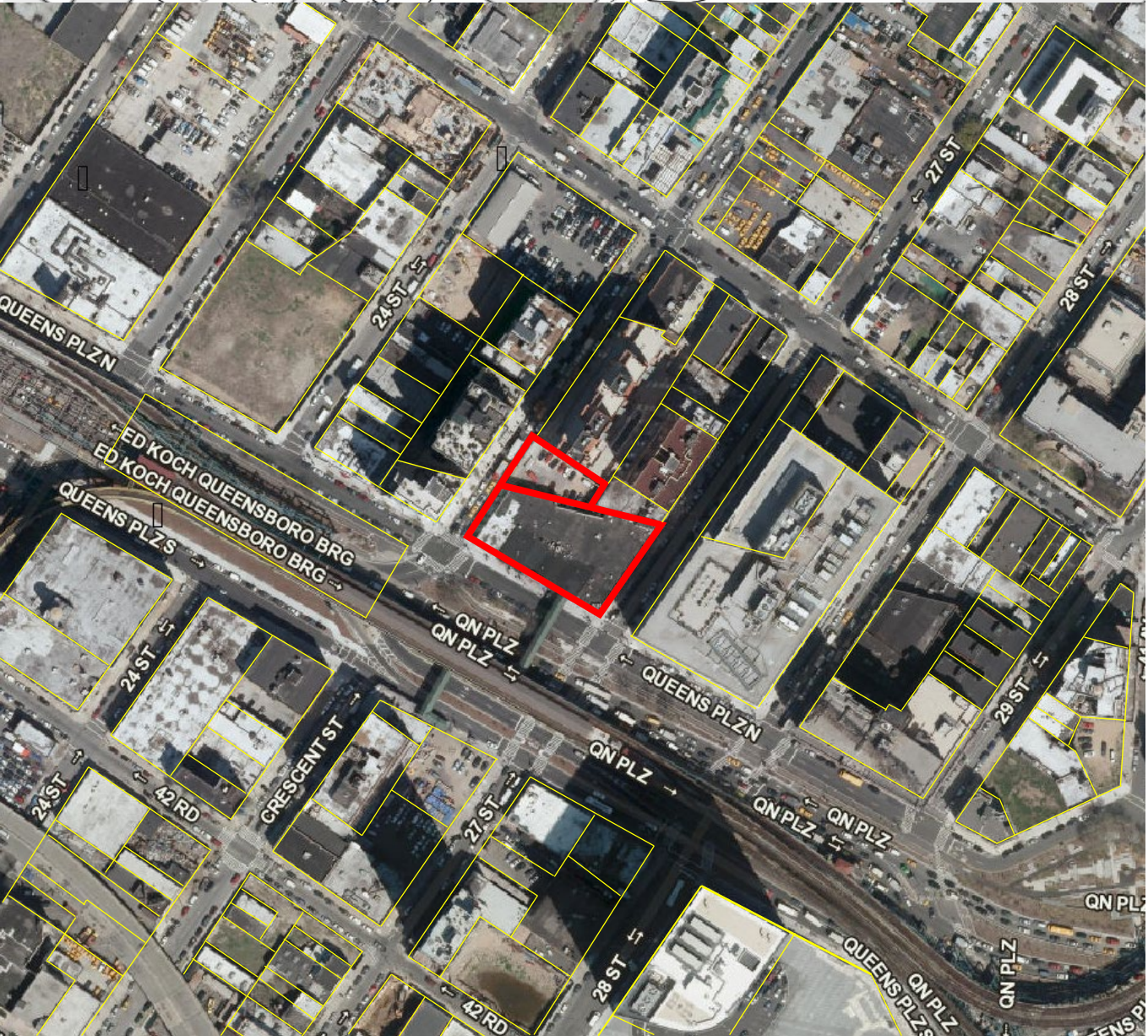
# **EXHIBIT G**







TAX MAP



**Site Name:** Queensboro Lanes Site  
**Address:** 25-01 Queens Plaza North and n/a 25<sup>th</sup> Street  
Long Island City, New York 11101  
**Tax Lot:** Queens-415-4 and Queens-415-10

**February 2020**  
**Source:** NYC GIS  
**Scale:** 1" = 100' approximately



# **EXHIBIT H**

# BASE MAP

Queensboro Lanes Site  
25-01 Queens Plaza North and  
n/a 25<sup>th</sup> Street  
Long Island City, New York 11101

**Legend:**  
 Site Property Boundary

Corresponding page  
lists adjacent property owners by  
letter A – K



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

**February 2021**  
**Source: NYC Digital Tax Map**  
**Scale: 1" = 100' approximately**






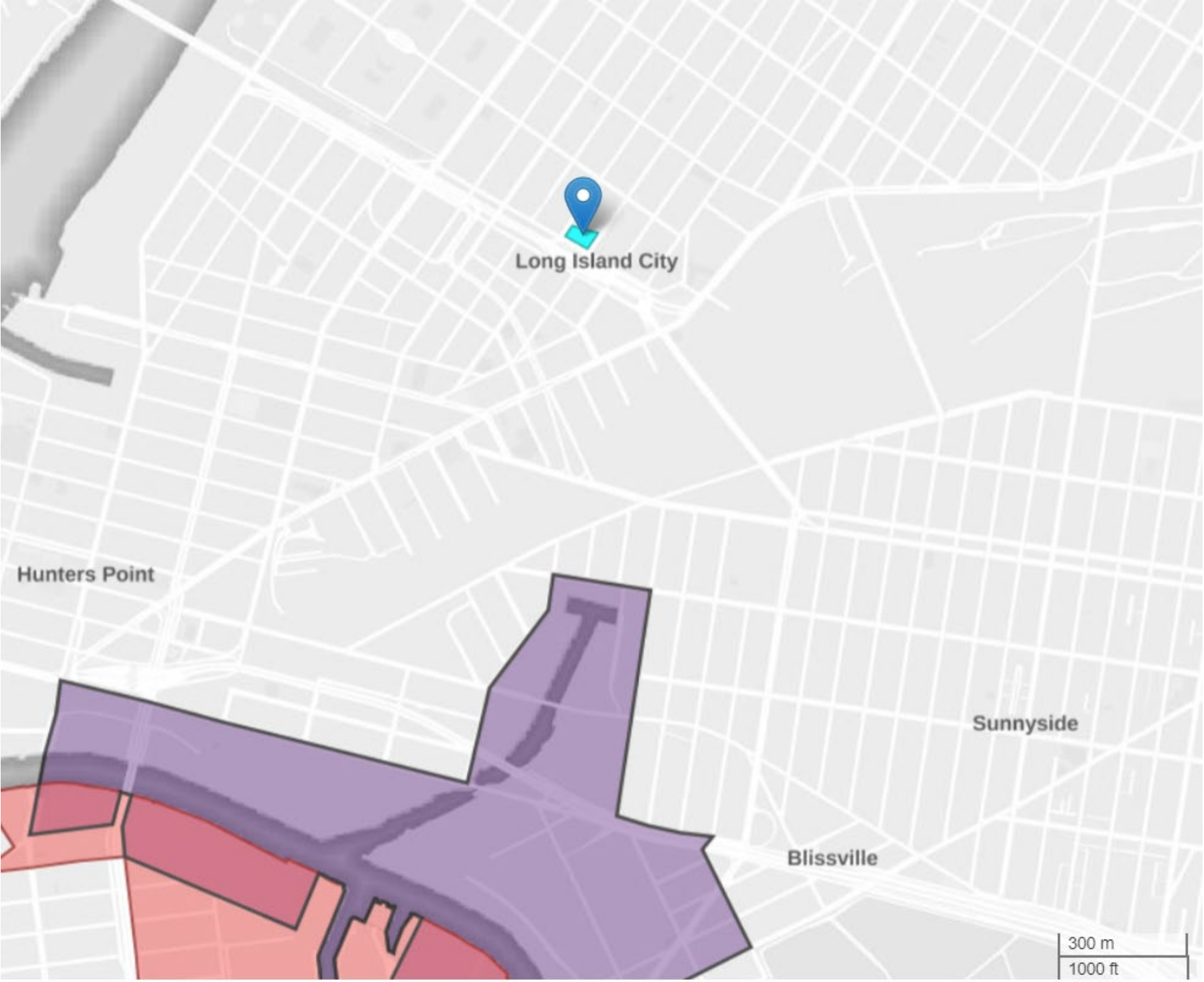
Number	Property Owner(s) Name(s)	Property Address	Section-Block-Lot
1	Estia Realty LLC, Vadiel Properties LLC and VVI Properties LLC	25-01 Queens Plaza North	Queens-415-4
2	Estia Realty LLC, Vadiel Properties LLC and VVI Properties LLC	25th Street	Queens-415-10

Letter	Adjacent Property Owner(s) Name(s)	Property Address	Section-Block-Lot
A	NYS Department of Transportation	Queens Plaza South	Queens-421-17
B	Crescent Street LLC (condominiums)	41-48 Crescent Street	Queens-414-2
C	Ciampa Crescent LLC	41-34 Crescent Street	Queens-414-41
D	Crescent Club LLC (condominiums)	41-23 Crescent Street	Queens-415-11
E	27 <sup>th</sup> Street Partners LLC	41-32 27 <sup>th</sup> Street	Queens-415-36
F	Metropolitan Life Insurance Company	41-21 27 <sup>th</sup> Street	Queens-416-21
G	Brause Plaza North LLC	27-01 Queens Plaza North	Queens-416-10
H	27-00 Queens Plaza South LLC	27-02 Queens Plaza South	Queens-422-9
I	27 Street LLC	42-10 27 <sup>th</sup> Street	Queens-423-25
J	25-02 LLC	25-02 Queens Plaza South	Queens-423-11
K	P8/Silverback 24-16 OPS Owner LLC 24-16 Queens Plaza South Condominium	24-16 Queens Plaza South	Queens-424-19

# Brownfield Opportunity Area Map

Queensboro Lanes Site  
25-01 Queens Plaza North and  
n/a 25<sup>th</sup> Street  
Long Island City, New York 11101

-  NYS Designated BOAs
-  BOA Studies
-  BCP Site

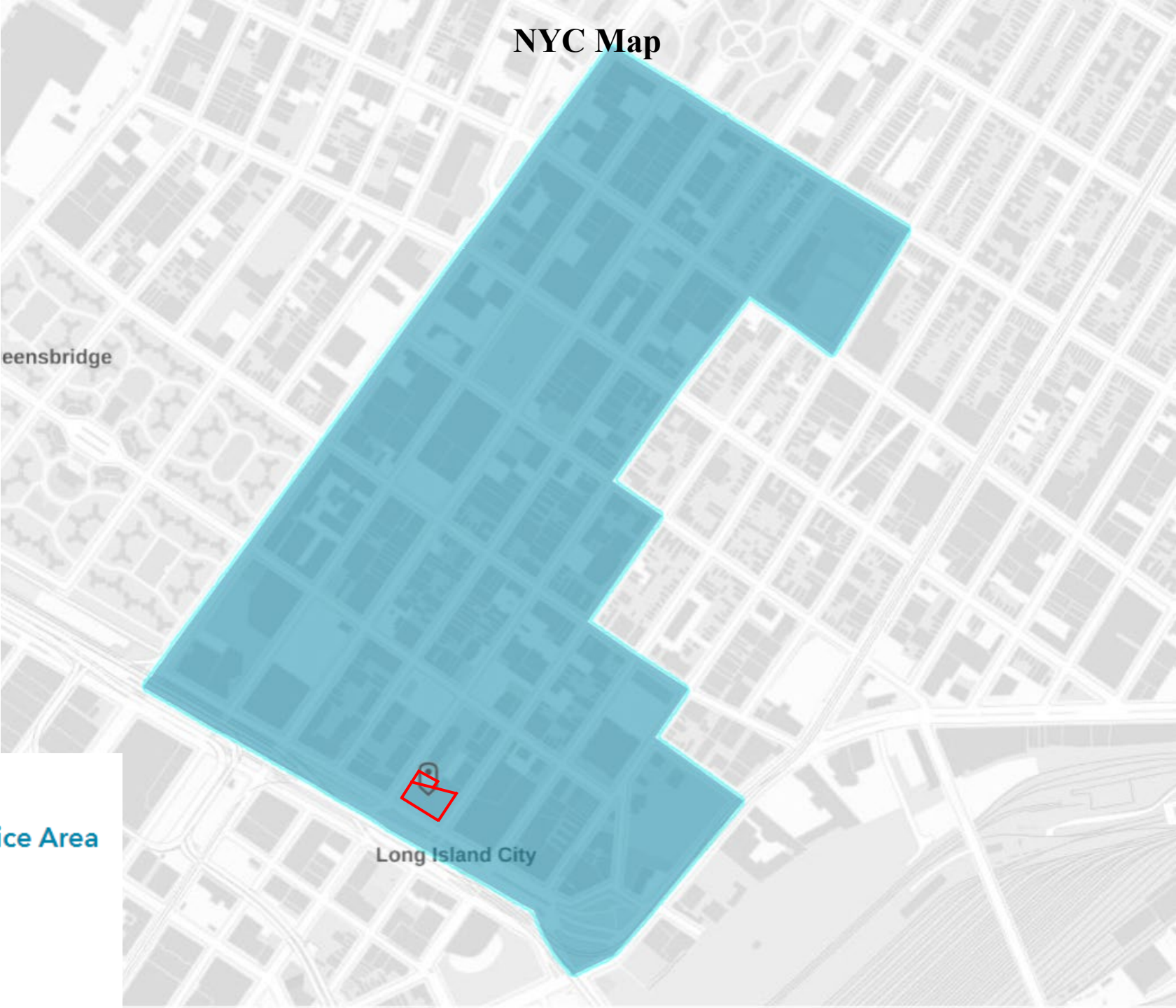


**March 2021**  
**Source:** NYC SPEED

# Environmental Justice Map

Queensboro Lanes Site  
25-01 Queens Plaza North and  
n/a 25th Street  
Long Island City, New York 11101

Legend:  
Site Property Boundary



Environmental Justice Zone

## Environmental Justice Area

Queensbridge-Ravenswood-Long Island City, Queens

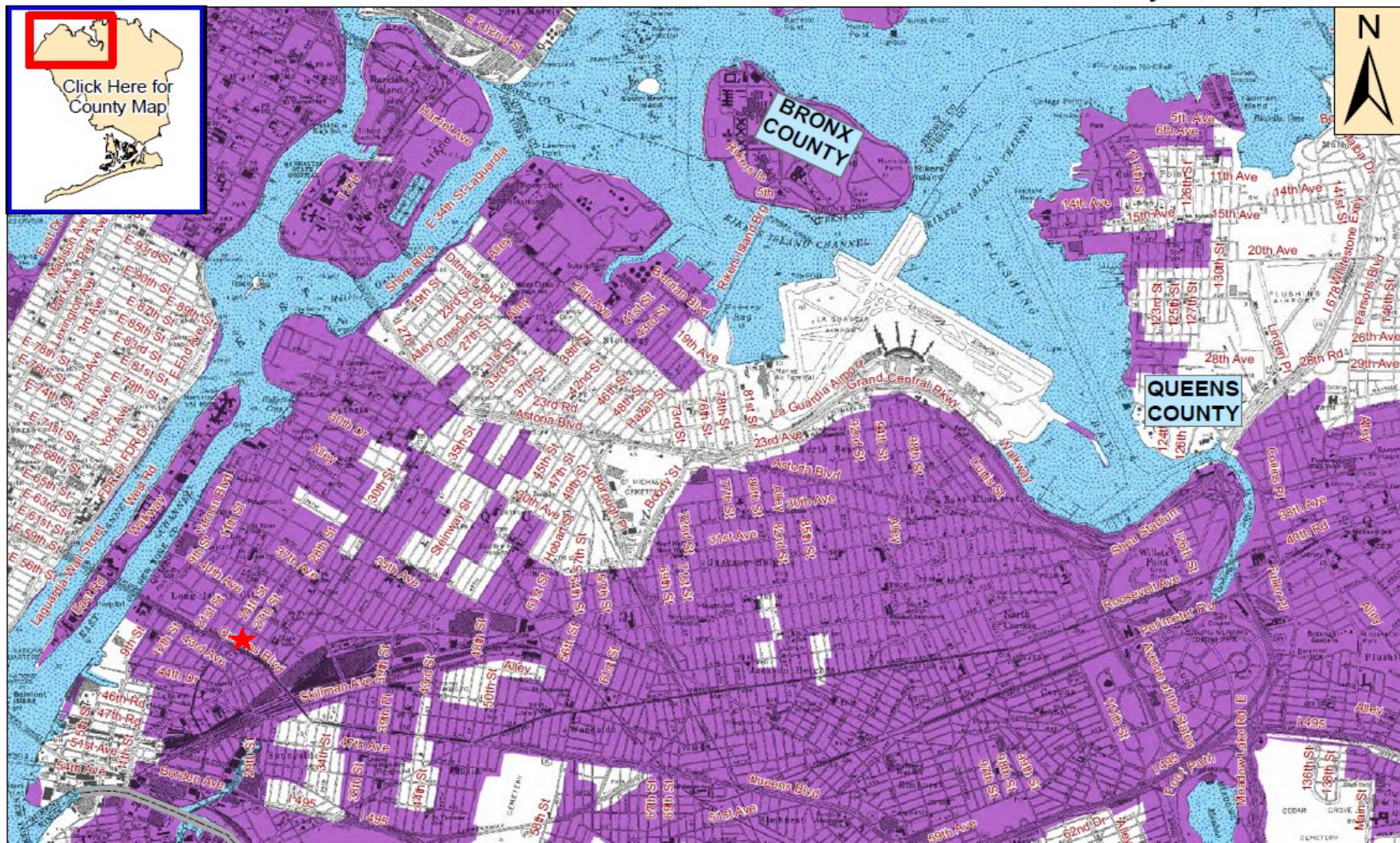
Total Population: 3,129  
Percentage Minority: 70.2%  
Percentage Below Poverty: 17.5%



## Potential Environmental Justice Areas in Northwest Queens County, New York



## Site Location






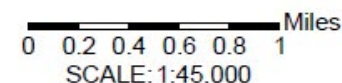
This computer representation has been compiled from supplied data or information that has not been verified by EPA or NYSDEC. The data is offered here as a general representation only and is not to be used for commercial purposes without verification by an independent professional qualified to verify 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

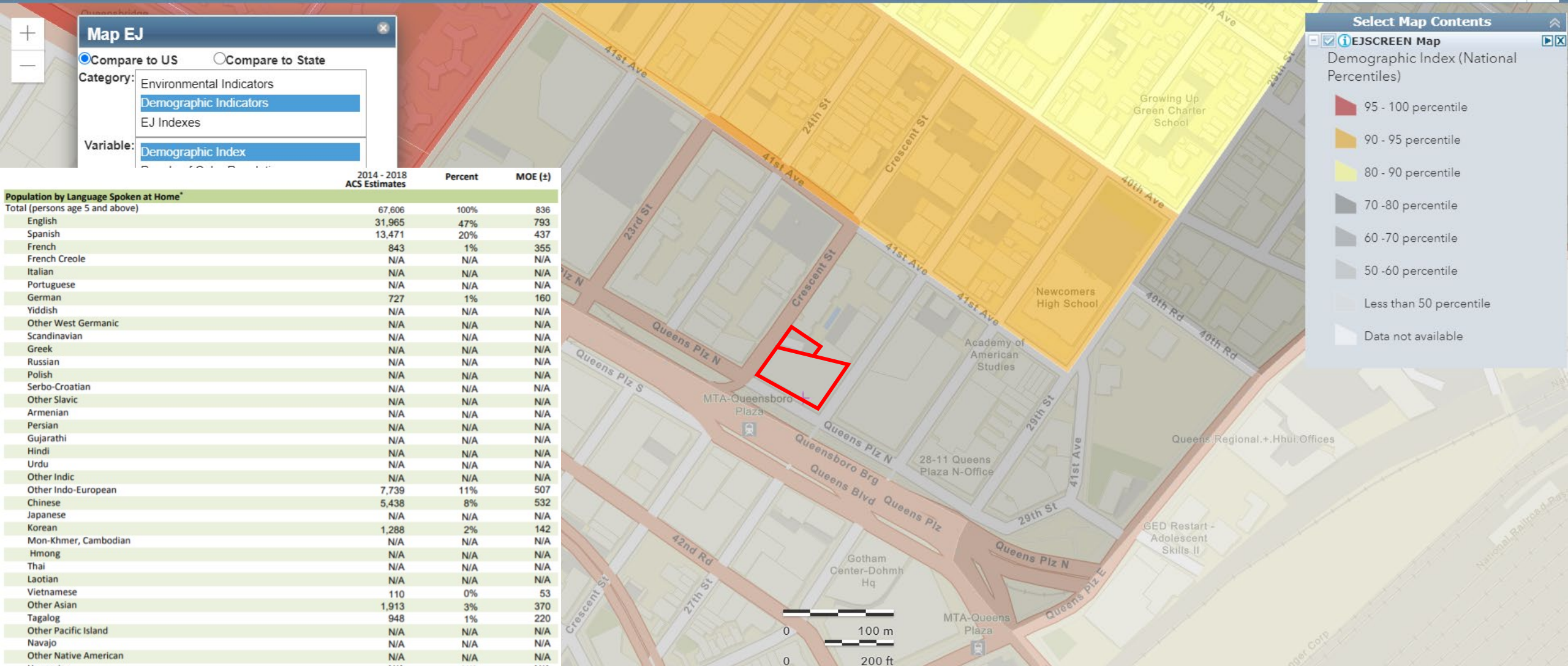


For questions about this map contact:  
New York State Department of  
Environmental Conservation  
Office of Environmental Justice  
625 Broadway, 14th Floor  
Albany, New York 12233-1500  
(518) 402-8556  
ej@gw.dec.state.ny.us





# US EPA's Environmental Justice Screening and Mapping Tool





**En-Zone Map**  
**Queensboro Lanes Site**

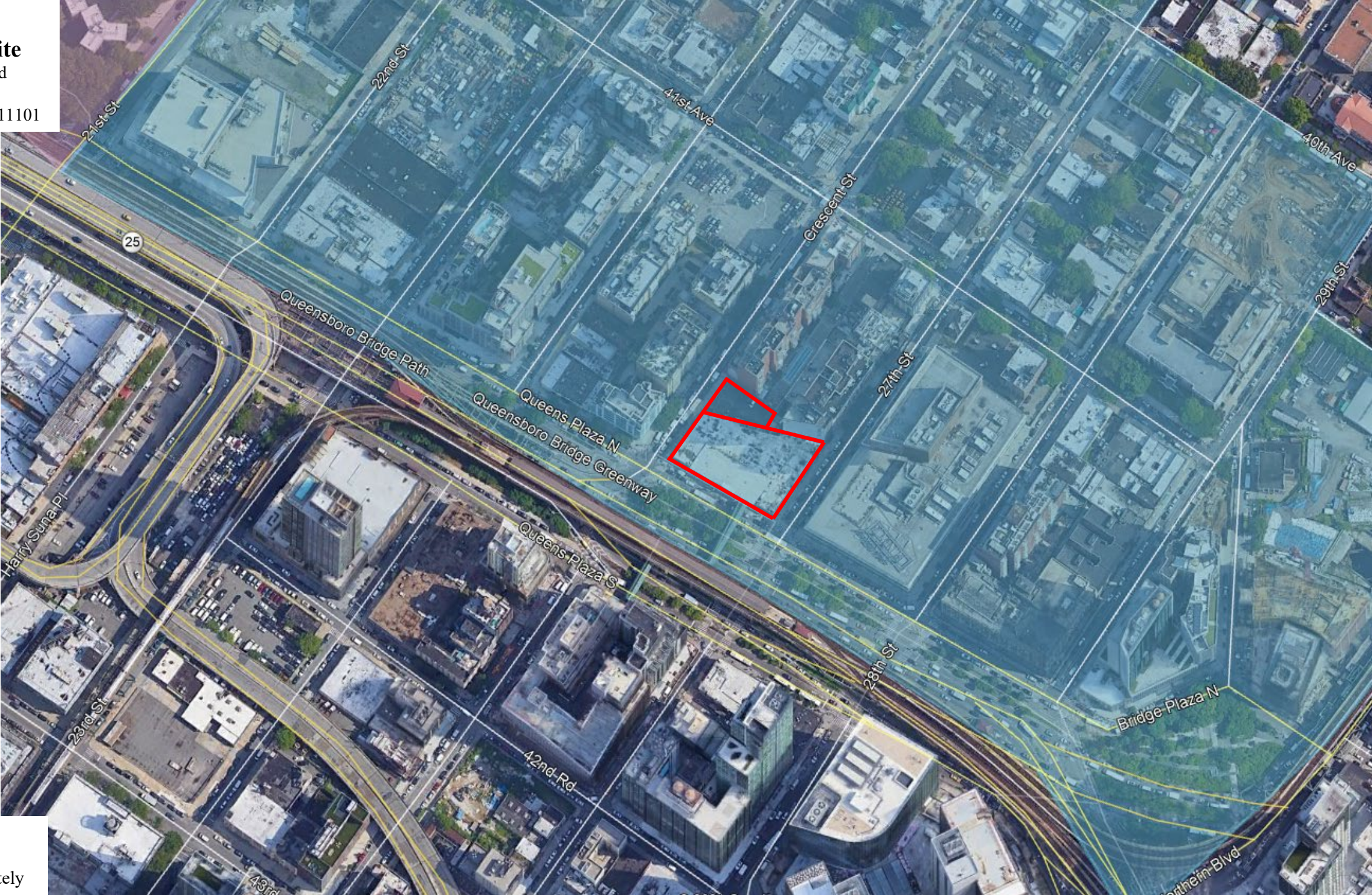
25-01 Queens Plaza North and  
n/a 25<sup>th</sup> Street  
Long Island City, New York 11101

**Legend:**  
 Site Property  
Boundary

**Census Tract 33**

Census Tract 33	
EnZoneType B	
FIPS	36081003300
County_FIP	36081
Geography	Census Tract 33
County	Queens County
UnempRate	6.6
NYS_UR	11.5
Pov_Rate	33.9
CountyPR	15
CountyRate	30
Criteria_B	Y
Both_AB	
Criteria_A	
Type	AY

**February 2021**  
**Source: Google Map**  
**Scale: 1" = 100' approximately**





Site Location Map

Site Name: Queensboro Lanes Site  
Address: 25-01 Queens Plaza North and n/a 25th Street  
Long Island City, New York 11101



U.S. DEPARTMENT OF THE INTERIOR  
U.S. GEOLOGICAL SURVEY



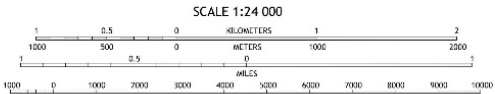
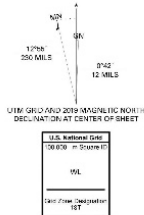
CENTRAL PARK QUADRANGLE  
NEW YORK - NEW JERSEY  
7.5-MINUTE SERIES



SITE

Produced by the United States Geological Survey  
North American Datum of 1983 (NAD83)  
World Geodetic System of 1984 (WGS84) Projection and  
1 000-meter grid Universal Transverse Mercator, Zone 18T  
This map is not a legal document. Boundaries may be  
generalized for this map scale. Private lands within government  
reservations may not be shown. Obtain permission before  
entering private lands.

Imagery:.....N.A.P. July 2015 - December 2017  
Roads:.....U.S. Census Bureau, 2016  
Names:.....National Hydrography Dataset, 1979 - 2019  
Hydrography:.....National Hydrography Dataset, 2022 - 2015  
Contours:.....National Elevation Dataset, 2013 - 2015  
Boundaries:.....Multiple sources; see metadata file 2017 - 2018  
Wetlands:.....TWS National Wetlands Inventory 2008 - 2011



1	2	3
4	5	6
7	8	9

ROAD CLASSIFICATION

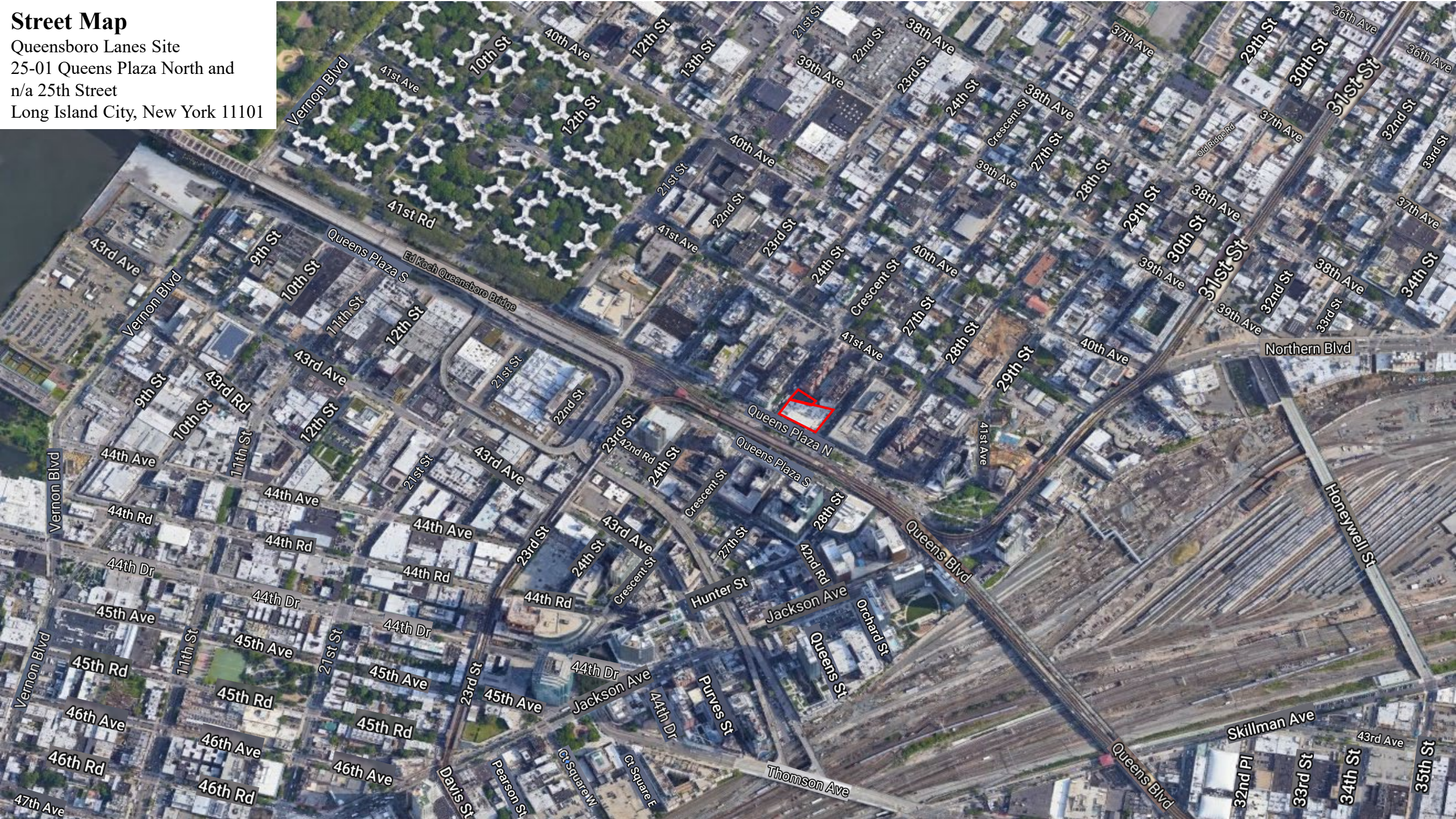
Expressway	Local Connector
Secondary Hwy	Local Road
Ramp	4WD
Interstate Route	US Route
	State Route

CENTRAL PARK, NY, NJ  
2019





**Street Map**  
Queensboro Lanes Site  
25-01 Queens Plaza North and  
n/a 25th Street  
Long Island City, New York 11101






# **Exhibit I**

# ZONING MAP

Queensboro Lanes Site  
25-01 Queens Plaza North and  
n/a 25th Street  
Long Island City, New York 11101

## Legend:

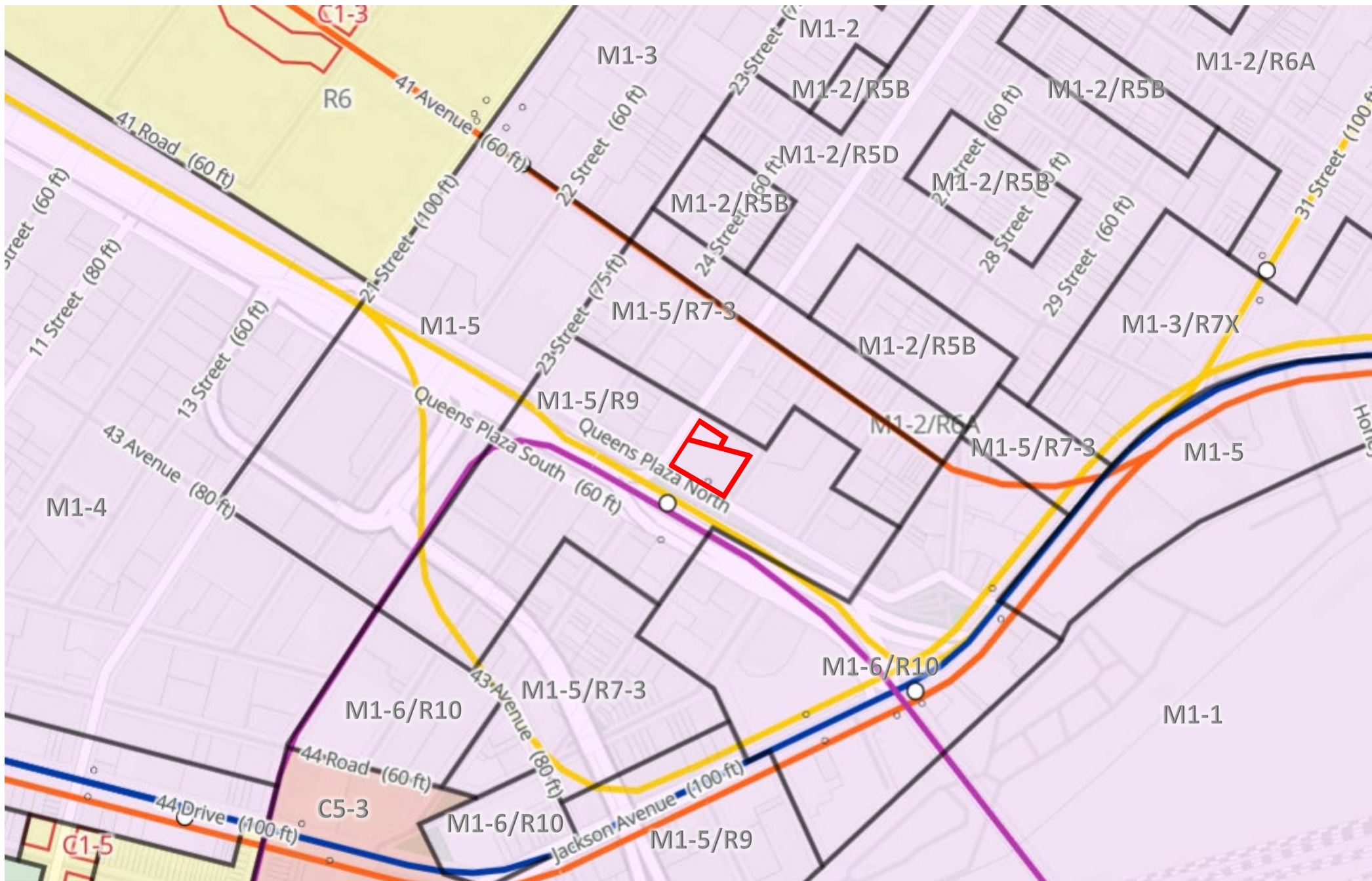
 Site property boundary  
Zoning District: M1-5/R9 and LIC

February 2021

Source: NYC ZOLA

ArcGIS

Scale: 1" = 100" approximately



Zoning District: M1-5 (Manufacturing District)

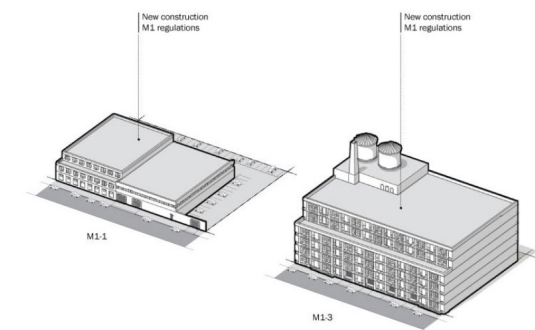
M1 districts range from the Garment District in Manhattan and Port Morris in the Bronx with multistory lofts, to parts of Red Hook or College Point with one- or two-story warehouses characterized by loading bays. M1 districts are often buffers between M2 or M3 districts and adjacent residential or commercial districts. M1 districts typically include light industrial uses, such as woodworking shops, repair shops, and wholesale service and storage facilities. Nearly all industrial uses are allowed in M1 districts if they meet the stringent M1 performance standards. Offices, hotels and most retail uses are also permitted. Certain community facilities, such as hospitals, are allowed in M1 districts only by special permit, but houses of worship are allowed as-of-right.

In M1-5A and M1-5B districts mapped in SoHo/NoHo, artists may occupy joint living-work quarters as an industrial use. Other than M1 districts paired with residence districts in Special Mixed Use Districts, M1-5M and M1-6M districts (by special permit) and M1-D districts (by authorization or certification) are the only manufacturing districts in which residences are permitted. However, in M1-6D districts, residential use may be allowed as-of-right on zoning lots under certain conditions.

In M1-5M and M1-6M districts, mapped in parts of Chelsea, space in an industrial building may be converted to residential use, provided a specified amount of floor area is preserved for particular industrial and commercial uses.

Floor area ratios in M1 districts range from 1.0 to 10.0, depending on location; building height and setbacks are controlled by a sky exposure plane which may be penetrated by a tower in certain districts. Although new industrial buildings are usually low-rise structures that fit within sky exposure plane, commercial and community facility buildings can be constructed as towers in M1-3 through M1-6 districts. In the highest density manufacturing district, M1-6, mapped only in Manhattan, an FAR of 12 can be achieved with a bonus for a public plaza. Except along district boundaries, no side yards are required. Rear yards at least 20 feet deep are usually required, except within 100 feet of a corner.

Parking and loading requirements vary with district and use. M1-1, M1-2 and M1-3 districts are subject to parking requirements based on the type of use and size of an establishment. For example, a warehouse in an M1-1 district requires one off-street parking space per 2,000 square feet of floor area or per every three employees, whichever would be less. Parking is not required in Long Island City or M1-4, M1-5 and M1-6 districts, mapped mainly in Manhattan. Requirements for loading berths of specified dimensions differ according to district, size and type of use.



M1	Light Manufacturing District (High Performance)					
	M1-1	M1-2	M1-3	M1-4	M1-5	M1-6
Manufacturing FAR	1.0	2.0	5.0	2.0	5.0	10.0
Required Accessory Parking PRC-B	1 per 300 sf			None		
Permitted Sign Regulations (Surface Area)	6 X street frontage					

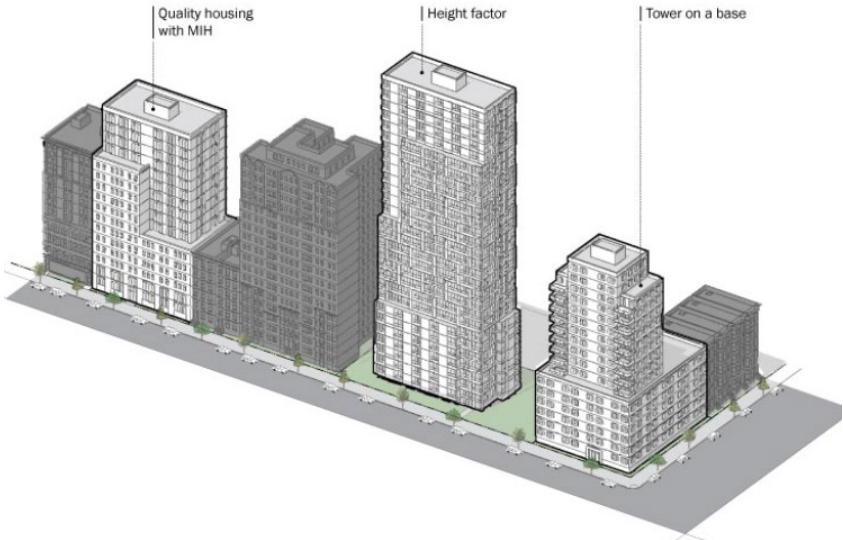
Zoning District: R9 (Residence District)

R9 districts, which are mapped along several major thoroughfares in Manhattan, such as West 96th Street, new buildings can be developed under height factor regulations or the optional Quality Housing regulations as in R6 through R8 districts. The optional Quality Housing regulations in R9 districts are the same as the R9A regulations. Designed in part for institutional purposes (mainly hospitals), most R9 height factor buildings are developed pursuant to the tower rules, which are applicable only in the city’s higher-density areas, and commercial districts with an R9 residential district equivalent (C1-8, C2-7 and C6-3).

The floor area ratio (FAR) for height factor/tower buildings ranges from 0.99 to 7.52 and the open space ratio (OSR) from 1.0 to 9.0. As in other height factor districts, a taller building can usually be developed by providing more open space. Under the tower rules, however, buildings on both wide and narrow streets are permitted to penetrate the sky exposure plane. In the diagram, for example, buildings that front on a wide street must have a contextual street wall of 60 to 85 feet with a tower above (tower-on-a-base). The height of the tower is controlled by a minimum lot coverage requirement and a rule that at least 55% of the floor area on the zoning lot be located below a height of 150 feet. For buildings with only narrow street frontage, a contextual base is not required and towers are permitted, provided they are set back from the street line at least 15 feet.

Higher maximum FAR are available for buildings participating in the Inclusionary Housing Program or that provide certain senior facilities.

Off-street parking is generally required for 40 percent of a building’s dwelling units, but requirements are lower for income-restricted housing units (IRHU) and are further modified in certain areas, such as within the Transit Zone and the Manhattan Core, or for lots less than 15,000 square feet. Off-street parking requirements can be waived if 15 or fewer parking spaces are required or if the zoning lot is 10,000 square feet or less.



High-Density Non-Contextual Residence District											
R9		FAR	Open Space Ratio	Lot Coverage		Base Height	Sky Exposure Plane	Tower Lot Coverage	DU Factor	Required Parking	
				Corner	Other					Basic	IRHU
		max.	range	max		min-max		min-max		min.	
Height Factor w/ Tower allowance	Basic	0.99-7.52	1.0-9.0	n/a		n/a	Starts at 85 ft	n/a-40%	680	40% of DU	12% of IRHU
Tower-on-a-base	Basic	7.52	n/a	100%	70%	60-85 ft	n/a	30%-40%			
	Inclusionary	8.00									

High-Density Non-Contextual Residence District												
R9 QH		Lot Area	Lot Width	Rear Yard	Lot Coverage		FAR	Base Height	Building Height	# of Stories	DU Factor	Required Parking
		min.	min.	min.	Corner	Other Lot	max.	min.-max. (w/QGF)	max. (w/QGF)	max. (w/QGF)		Basic
					max.							min.
Basic	Narrow Street	1,700 sf	18 ft	30 ft	100%	70%	7.52	60-95 ft	135 ft	n/a	680	40% of DU
	Wide Street							60-105 ft	145 ft			
Inclusionary	Narrow Street						8.00	60-125 ft	160 (165) ft	16		12% of IRHU
	Wide Street								170 (175) ft	17		



## **Zoning District: LIC (Special Long Island City Mixed Use District)**

### **Zoning Resolution Chapter:**

**117-00**

The Special Long Island City Mixed Use District (LIC) promotes the development and expansion, at varying densities, of the longstanding mix of residential, commercial, industrial and cultural uses found in its four subdistricts—Court Square, Queens Plaza, Hunters Point and Dutch Kills. Paired districts combine a manufacturing and a residential district, as in the Special Mixed-Use District, and are mapped in the Queens Plaza, Hunters Point and Dutch Kills Subdistricts.

The Court Square and Queens Plaza Subdistricts comprise a 37-block area mapped for moderate- to high-density, 24-hour, pedestrian- and transit-oriented development. The highest density is allowed near subway stations in the Queens Plaza Subdistrict where special bulk provisions encourage tower development. Lower density, high lot coverage buildings are allowed elsewhere in the subdistrict and additional density can be achieved at the edges of the subdistrict through a floor area bonus for providing public open space and public parking. A floor area ratio of 15.0 is available for providing subway improvements in the Court Square Subdistrict if minimum lot and development thresholds are met. Scale, use, and density patterns are similar in the Dutch Kills and Hunters Point Subdistricts. Affordable housing in the Dutch Kills Subdistrict may be developed through the Inclusionary Housing designated areas Program.

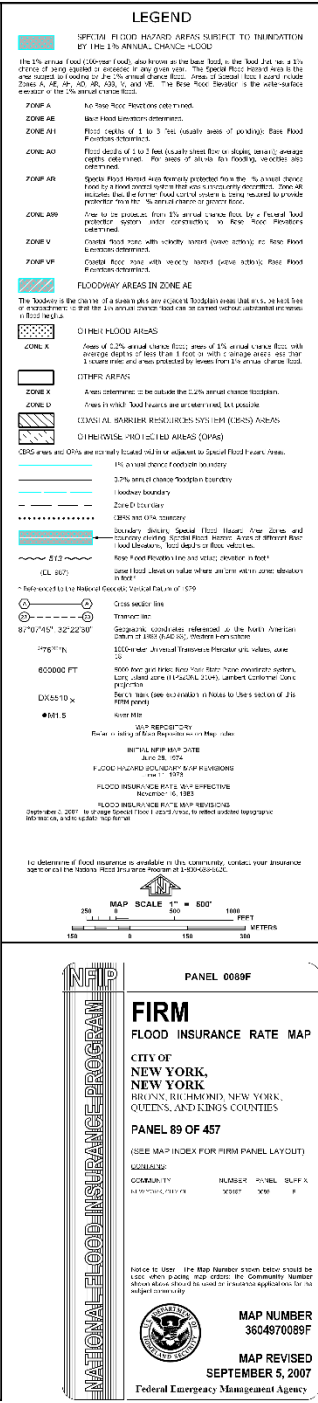


# **Exhibit J**

Long Island City, New York 11101



Scale:  $1'' = 100''$  approximately



# **Exhibit K**

# Site Contact List

Queensboro Lanes Site

25-01 Queens Plaza North and n/a 25th Street, Long Island City, New York 11101

Name	Title	Address	City	State	Zip
Hon. Charles E. Schumer	U.S. Senator	780 Third Avenue, Suite 2301	New York	NY	10017
Hon. Kirsten Gillibrand	U.S. Senator	780 Third Avenue, Suite 2601	New York	NY	10017
Carolyn B. Maloney	U.S. House of Representatives, 12th District	31-19 Newtown Avenue	Astoria	NY	11102
Michael Gianaris	New York State Senator, 12th District	31-19 Newtown Avenue, Suite 402	Astoria	NY	11102
Bill de Blasio	Mayor of New York City	City Hall	New York	NY	10007
Marisa Lago	City Planning Commission, Chairperson	120-55 Queens Blvd., Room 201	Kew Gardens	NY	11424
Donovan Richards	Queens Borough President (County Executive)	120-55 Queens Blvd.	Kew Gardens	NY	11424
Audrey I. Pheffer	Queens County Clerk	8811 Sutphin Blvd. #196	Jamaica	NY	11435
Vincent Sapienza	New York City Public Water Supply System Department	59-17 Junction Blvd., 13th Floor	Flushing	NY	11373
Alfonso L. Carney, Jr.	Chair of the New York City Water Board	59-17 Junction Blvd., 8th Floor	Flushing	NY	11372
New York Daily News	Media Outlet	220 East 42nd Street	New York	NY	10017
Tienya Smith	Queens Public Library at Long Island City, Banch Manager	37-44 21st Street	Long Island City	NY	11101
Florence Koulouris	Queens Community Board 1, District Manager	45-02 Ditmars Blvd.	Astoria	NY	11105
Francis Mechner, PhD	Queen's Paideia School, Director	44-02 23rd Street	Long Island City	NY	11101
Jean Woods-Powell	Information Technology High School, Principal	21-16 44th Road	Long Island City	NY	11101
Lilliam Katcher	Newcomers High School, Principal	28-01 41st Avenue	Long Island City	NY	11101
Matthew Greenberg	Growing Up Green Charter School, Executive Director	39-27 28th Street	Long Island City	NY	11101
Dionne A. Jaggon	Public School 111, Principal	37-15 13th Street	Long Island City	NY	11101
Dov Witkes	Dutch Kills Public School 112, Principal	25-05 37th Avenue	Long Island City	NY	11101
Faye J. Erstejn-Kotzer	I.S. 204 Oliver W. Holmes School, Principal	36-41 28th Street	Long Island City	NY	11106
Karl Boyno	The Baccalaureate School for Global Education, Principal	34-12 36th Avenue	Astoria	NY	11106
Lisa Edmiston	Our World Neighborhood Charter School, Principal	36-12 35th Avenue	Queens	NY	11106
Gideon Frankel	Frank Sinatra School of Arts High School, Principal	35-12 35th Avenue	Queens	NY	11106
Jessica Geller	Public School 166, Principal	33-09 35th Avenue	Queens	NY	11106
Franklin Headley	VOICE Charter School of New York, Principal	36-24 12th Street	Long Island City	NY	11106
Sandy Li	Playhouse NYC Daycare, Site Director	29-22 Northern Blvd., 2nd Floor	Long Island City	NY	11101
Maria Uzhca	Busy Bee Playcare, Owner	10-21 44th Drive	Long Island City	NY	11101
Richard C. Madrid	Long Island City Family Daycare, Inc, Owner	40-34 28th Street	Queens	NY	11101
Brenda Sorin	Queensbridge Early Childhood Development Center, Program Manager	38-11 27th Street	Queens	NY	11101
Maria Tabares	Maria's Daycare, Owner	36-33 32nd Street	Long Island City	NY	11106
Judith C.	Babyland Daycare Astoria, Owner	35-10 35th Street, B21	Queens	NY	11106
William Beaufort	Bright Horizons at Long Island City, Center Director	42-09 28th Street	Queens	NY	11101
Estia Realty LLC	Owner of Site	31-44 Steinway Street, Apt. 2f	Astoria	NY	11103
Vadiel Properties LLC	Owner of Site	31-19 Newtown Avenue, Ste. 1000	Astoria	NY	11102
VVI Properties LLC	Owner of Site	31-19 Newtown Avenue, Ste. 1000	Astoria	NY	11102
NYS Department of Transporation	Adjacent Property Owner of Queens Plaza South	Region 11, 47-40 21st Street	Long Island City	NY	11101
Crescent Street LLC (Condos)	Adjacent Property Owner of 41-48 Crescent Street	24-15 Queens Plaza North, Suite 100	Long Island City	NY	11101
Ciampa Crescent LLC	Adjacent Property Owner of 41-34 Crescent Street	1129 Northern Blvd., Suite 305	Manhasset	NY	11030
Crescent Club LLC (Condos)	Adjacent Property Owner of 41-23 Crescent Street	PO Box 180240	Brooklyn	NY	11218



27th Street Partners LLC	Adjacent Property Owner of 41-32 27th Street	8 West 40th Street, 6th Floor	New York	NY	10018
Metropolitan Life Insurance Company	Adjacent Property Owner of 41-21 27th Street	27-01 Queens Plaza North	Long Island City	NY	11101
Brause Plaza North LLC	Adjacent Property Owner of 27-01 Queens Plaza North	28 Librety Street	New York	NY	10005
27-00 Queens Plaza South LLC	Adjacent Property Owner of 27-02 Queens Plaza South	36 West 44th Street, Suite 630	New York	NY	10036
27 Street LLC	Adjacent Property Owner of 42-10 27th Street	425 Northern Blvd., #6	Great Neck	NY	11021
25-02 LLC	Adjacent Property Owner of 25-02 Queens Plaza South	PO Box 6172	Long Island City	NY	11106
P8/Silverback 24-16 OPS Owner LLC	Adjacent Property Owner of 24-16 Queens Plaza South	100 Summer Street	Boston	MA	02110
HSBC Bank	Adjacent Property Operator of 41-48 Crescent Street	24-15 Queens Plaza North	Long Island City	NY	11101
Consulate of Ecuador in Queens	Adjacent Property Operator of 41-48 Crescent Street	24-15 Queens Plaza North	Long Island City	NY	11101
Area Impianti Corp	Adjacent Property Operator of 41-48 Crescent Street	24-15 Queens Plaza North	Long Island City	NY	11101
Solar Life Style Power	Adjacent Property Operator of 41-48 Crescent Street	24-15 Queens Plaza North	Long Island City	NY	11101
Packard Square North	Adjacent Property Operator of 41-34 Crescent Street	41-34 Crescent Street	Long Island City	NY	11101
Packard Café & Grill	Adjacent Property Operator of 41-34 Crescent Street	41-34 Crescent Street	Long Island City	NY	11101
Packard Square Cleaners	Adjacent Property Operator of 41-34 Crescent Street	41-32 Crescent Street	Long Island City	NY	11101
Alpian's Garment Care of Queens	Adjacent Property Operator of 41-34 Crescent Street	41-32 Crescent Street	Long Island City	NY	11101
The Baroness Bar + Kitchen	Adjacent Property Operator of 41-34 Crescent Street	41-26 Crescent Street	Long Island City	NY	11101
Resobox	Adjacent Property Operator of 41-23 27th Street	41-26 27th Street	Long Island City	NY	11101
WeWork Coworking	Adjacent Property Operator of 41-21 27th Street	27-01 Queens Plaza North	Long Island City	NY	11101
JetBlue Airway Corporation	Adjacent Property Operator of 41-21 27th Street	27-01 Queens Plaza North	Long Island City	NY	11101
Blue Ocean Wealth Solutions	Adjacent Property Operator of 27-01 Queens Plaza North	27-01 Queens Plaza North	Long Island City	NY	11101
Force Basketball NYC	Adjacent Property Operator of 27-01 Queens Plaza North	27-01 Queens Plaza North, Floor 12	Long Island City	NY	11101
Espina Group LLC	Adjacent Property Operator of 27-01 Queens Plaza North	27-01 Queens Plaza North	Long Island City	NY	11101
Clever Blend	Adjacent Property Operator of 27-02 Queens Plaza South	27-06 Queens Plaza South	Long Island City	NY	11101
Dunkin' Donuts	Adjacent Property Operator of 27-02 Queens Plaza South	27-04 Queens Plaza South	Long Island City	NY	11101
Institute of Information Technology	Adjacent Property Operator of 27-02 Queens Plaza South	27-00 Queens Plaza South, 2nd Floor	Long Island City	NY	11101
Lucky Pizzeria & Café Inc	Adjacent Property Operator of 27-02 Queens Plaza South	27-10 Queens Plaza South	Long Island City	NY	11101
Checkers	Adjacent Property Operator of 27-02 Queens Plaza South	27-12 Queens Plaza South	Long Island City	NY	11101
First Stop Bar & Grill	Adjacent Property Operator of 27-02 Queens Plaza South	27-08 Queens Plaza South	Long Island City	NY	11101
YOYOSO Discount Store	Adjacent Property Operator of 42-10 27th Street	25-12 Queens Plaza South	Long Island City	NY	11101
Starbucks	Adjacent Property Operator of 42-10 27th Street	25-14 Queens Plaza South	Long Island City	NY	11101
City MD Urgent Care	Adjacent Property Operator of 42-10 27th Street	25-18 Queens Plaza South	Long Island City	NY	11101
Plaza Market	Adjacent Property Operator of 25-02 Queens Plaza South	25-02 Queens Plaza South	Long Island City	NY	11101
EZ Pawn Corp	Adjacent Property Operator of 25-02 Queens Plaza South	25-04 Queens Plaza South	Long Island City	NY	11101
Fresh Market	Adjacent Property Operator of 25-02 Queens Plaza South	25-06 Queens Plaza South	Long Island City	NY	11101
Hero LLC	Adjacent Property Operator of 24-16 Queens Plaza South	42-02 Crescent Street	Long Island City	NY	11101
Chase Bank	Adjacent Property Operator of 24-16 Queens Plaza South	24-16 Queens Plaza South	Long Island City	NY	11101

# **Exhibit L**



February 25, 2021

VIA ELECTRONIC MAIL

[qn01@cb.nyc.gov](mailto:qn01@cb.nyc.gov)

[fkoulouris@cb.nyc.gov](mailto:fkoulouris@cb.nyc.gov)

Florence Koulouris, District Manager  
Queens Community Board 1  
45-02 Ditmars Boulevard  
Astoria, New York 11105

**RE: Brownfield Cleanup Program Application Repository Request**  
**Applicant: Queens Plaza North New York, LLC**  
**Address: 25-01 Queens Plaza North and n/a 25<sup>th</sup> Street**  
**Long Island City, New York 11101**

Dear Ms. Koulouris:

We represent Queens Plaza North New York, LLC in its Brownfield Cleanup Program application for the above-referenced site located at 25-01 Queens Plaza North and n/a 25<sup>th</sup> Street, Long Island City, New York 11101. It is a requirement of the New York State Department of Environmental Conservation that we supply it with a letter certifying that the local community board is willing and able to serve as one of two public repositories for all documents pertaining to the cleanup of this Site. To avoid significant use of your shelf space, all documents will be sent in CD format.

Please sign below and return the executed letter as an attachment to an email as soon as possible if you are able to certify that the Queens Community Board No. 1 would be willing and able to act as a temporary public repository for this Brownfield Cleanup Program project.

Thank you.

Sincerely,

KNAUF SHAW LLP

LINDA R. SHAW

Yes, the Queens Community Board No. 1 is willing and able to act as a public repository for documents related to the cleanup of 25-01 Queens Plaza North and n/a 25<sup>th</sup> Street, Long Island City, New York 11101 under the NYS Brownfield Cleanup Program.

  
Florence Koulouris, District Manager  
Date

## Rebecca Stevens

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**From:** Smith, Tienya <Tienya.Smith@queenslibrary.org>  
**Sent:** Tuesday, March 2, 2021 9:19 AM  
**To:** Rebecca Stevens  
**Subject:** RE: 25-01 Queens Plaza North- Document Repository Request

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Rebecca Stevens,

Queens Public Library at Long Island City is willing and able to act as a public repository on the behalf of 25-01 Queens Plaza North and n/a 25<sup>th</sup> Street, Long Island City, New York 11101 under the NYSDEC BCP.

Please mail your CD to:

Queens Public Library at LIC  
C/O CLM or ACLM  
3744 21st Street, 1st Fl.  
Long Island City, NY 11101.

Respectfully,  
Tienya Smith

Tienya Smith  
Branch Manager | Queens Public Library

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**From:** Rebecca Stevens [RStevens@nyenvlaw.com]  
**Sent:** Thursday, February 25, 2021 11:31 AM  
**To:** Smith, Tienya  
**Cc:** Kierkosz, Lubomira  
**Subject:** 25-01 Queens Plaza North- Document Repository Request

Dear Ms. Smith,

I am a paralegal at Knauf Shaw LLP and we represent Queens Plaza North New York, LLC in its anticipated Brownfield Cleanup Program application for the a site located at 25-01 Queens Plaza North and n/a 25<sup>th</sup> Street, Long Island City, New York 11101. The Queens Public Library at Long Island City is currently the repository for this project. It is a requirement of the NYS Department of Environmental Conservation that we supply them with a letter certifying that the local library is willing and able to serve as a public repository for all documents pertaining to the cleanup of this property. To avoid significant use of your shelf space, all documents will be sent in CD format.

I require you, in your capacity as the Branch manager of this library, to sign and date the attached letter and to return the signed letter to me as an attachment to an email as soon as possible so we may continue our work on the application so it may be submitted to the DEC in a timely manner. If you are unable to print and scan the letter, you can also confirm the library's status as a repository by replying to this email and stating as such.



I understand that due to the current global pandemic, the library may be closed. However, we do not require the library to act as a repository immediately. The documents pertaining to the BCP application will not have to be available for public review until the application is submitted and then approved, a process which could take months. However, we do require the letter/confirmation as soon as possible stating that the library is willing to act as the repository in the future in order to submit the application to the DEC.

Please do not hesitate to contact me with any questions.

Thank you for your time.



Rebecca Stevens  
Paralegal  
1400 Crossroads building  
2 State Street  
Rochester, New York 14624  
Tell: (585) 546-8430 Ext: 110

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