



**Department of
Environmental
Conservation**

KATHY HOCHUL
Governor

AMANDA LEFTON
Commissioner

December 30, 2025

43-25 52 LLC
Xiao Ke Tang
46-02 70th Street, Unit PH
Woodside, NY 11377
jennyqu2006@yahoo.com

Re: Certificate of Completion
43-25 52nd Street
Woodside, Queens County
Site No. C241269

Dear Xiao Ke Tang:

Congratulations on having satisfactorily completed the remedial program at the 43-25 52nd Street site. Enclosed please find an original, signed Certificate of Completion (COC). The New York State Department of Environmental Conservation (NYSDEC) is pleased to inform you that the Final Engineering Report is hereby approved, allowing the COC to be issued for the above-referenced site.

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

- If you are the site owner, you must record the Notice of Certificate of Completion in the recording office for the county (or counties) where any portion of the site is located within 30 days of issuance of the COC; or if you are a prospective purchaser of the site, you must record the Notice within 30 days of the date that you acquire the site. If you are a non-owner, you must work with the owner to assure the Notice is recorded within the time frame specified. A standard Notice of Certificate of Completion form is attached to this letter.
- Provide electronic copies of the recorded Notice and proof of recording to NYSDEC's project manager.
- Provide the Certificate of Completion fact sheet to the Document Repositories within 10 days of issuance of the COC. NYSDEC will develop the fact sheet announcing the issuance of the COC and describing the institutional and engineering controls (IC/ECs), if any, that are required at the site and distribute it to the County Listserv within 10 days;
- Implement NYSDEC-approved Site Management Plan (SMP) which details the activities necessary to assure the performance, effectiveness, and

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

If you have any questions, please do not hesitate to contact Javier Perez-Maldonado, NYSDEC's project manager, at (518) 402-8172.

Sincerely,

Andrew Guglielmi

Andrew Guglielmi
Division Director
Division of Environmental Remediation

Enclosure

ec w/ enclosure:

Xiao Ke Tang – 43-25 52 LLC, jennyqu2006@yahoo.com
David Yudelson – Sive Paget & Riesel, P.C., dyudelson@sprlaw.com
Chengyu Hang – Yu Associates, chang@yu-associates.com
C. Vooris – NYSDOH, Christine.Vooris@health.ny.gov
D. Tucholski – NYSDOH, daniel.tucholski@health.ny.gov
S. McLaughlin – NYSDOH, scarlett.mclaughlin@health.ny.gov
Matt Gokey, matthew.gokey@tax.ny.gov
Paul Takac, paul.takac@tax.ny.gov

ec w/o enc.:

J. Perez-Maldonado, W. Bennett, S. Deyette, J. O'Connell, L. Schmidt, K. Lewandowski

NYSDEC BROWNFIELD CLEANUP PROGRAM (BCP)

CERTIFICATE OF COMPLETION

CERTIFICATE HOLDER(S):

Name

43-25 52 LLC

Address

46-02 70th Street, Unit PH, Woodside, NY 11377

BROWNFIELD CLEANUP AGREEMENT:

Application Approval: 5/9/23

Agreement Execution: 5/27/23

Agreement Index No.: C241269-04-23

Application Amendment Approval: 4/26/24

Agreement Amendment Execution: 4/26/24

Application Amendment Approval: 7/30/25

Agreement Amendment Execution: 7/30/25

SITE INFORMATION:

Site No.: C241269 **Site Name:** 43-25 52nd Street

Site Owner: 43-25 52 LLC

Street Address: 43-25 52nd Street

Municipality: Woodside

County: Queens

DEC Region: 2

Site Size: 0.207 Acres

Tax Map Identification Number(s): 1321-10

Percentage of site located in an EnZone: 0 - 49 %

A description of the property subject to this Certificate is attached as Exhibit A and a site survey is attached as Exhibit B.

CERTIFICATE ISSUANCE

This Certificate of Completion, hereinafter referred to as the "Certificate," is issued pursuant to Article 27, Title 14 of the New York State Environmental Conservation Law ("ECL").

This Certificate has been issued upon satisfaction of the Commissioner, following review by the Department of the Final Engineering Report and data submitted pursuant to the Brownfield Site Cleanup Agreement, as well as any other relevant information regarding the site, that the applicable remediation requirements set forth in the ECL have been or will be achieved in accordance with the time frames, if any, established in the remedial work plan.

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

Allowable Uses under the BCP: Restricted-Residential, Commercial, and Industrial

Cleanup Track: Track 2: Restricted use with generic soil cleanup objectives

Tax Credit Provisions:

Site Preparation and On-Site Groundwater Remediation Credit Component Rate is 40 %.

Eligibility for Tangible Property Credit is available because the certificate holder submitted documentation to the Department's satisfaction that the project was an Affordable Housing project. If affordable housing is not constructed there is no Tangible Property Credits. Tangible Property Credit is 10%. Comprised of 10% Base.

Dependent upon the project being developed in a manner consistent with the approved Brownfield Cleanup Program application, additional rate increases may be available if the site is developed as affordable housing (5%), if the Certificate Holder receives a separate Determination of Conformance with the BOA from the Secretary of State (5%), if the site is located in a disadvantaged community and not located in an EnZone (5%), if the site is developed as a renewable energy facility site (5%), or if the site is used primarily for manufacturing activities (5%) not to exceed a maximum 24 %.

The Remedial Program includes use restrictions or reliance on the long term employment of institutional or engineering controls which are contained in the approved Site Management Plan and an Environmental Easement granted pursuant to ECL Article 71, Title 36 which has been duly recorded in the Recording Office for Queens County as 2025000188344.

LIABILITY LIMITATION

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

CERTIFICATE TRANSFERABILITY

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

CERTIFICATE MODIFICATION/REVOCATION

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

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

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

Amanda Lefton
Commissioner
New York State Department of Environmental Conservation

By: Andrew Guglielmi Date: 12/30/2025
Andrew O. Guglielmi, Director
Division of Environmental Remediation

Exhibit A

Site Description

SCHEDULE "A" PROPERTY DESCRIPTION

Environmental Easement Legal Description

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and begin in the Borough and County of Queens, City and State of New York, bounded and described as follows:

BEGINNING at a point on the easterly side of 52nd Street (formerly Hancock Avenue), distant 120 feet northerly from the intersection of the northerly side of Queens Boulevard (formerly Thompson Avenue) with the easterly side of 52nd Street (formerly Hancock Avenue);

RUNNING THENCE easterly, parallel with Queens Boulevard, 100 feet;

THENCE northerly, parallel with 52nd Street, 90 feet;

THENCE westerly and again parallel with Queens Boulevard, 100 feet to the easterly side of 52nd Street;

THENCE southerly along the easterly side of 52nd Street, 90 feet to the point or place of BEGINNING.

Environmental Easement Area = 9,000 sq.ft = 0.207 acre

Recorded Deed Descriptions

Lot 7:

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 276 Valuable Building Lots, situate in Woodside Heights, near the line of Long Island City in the Village of Woodside, Town of Newton, Queens County, Long Island, New York surveyed August 1885 by Cornelius Hyatt" filed in the Office of the Clerk of the County of Queens, New York, October 4, 1886 as and by Lots Numbers 34 and 35 in Block #2 and which said lots when taken together are more particularly bounded and described as follows:

BEGINNING at a point on the easterly side of 52nd Street (formerly Hancock Avenue), distant 120 feet northerly from the corner formed by the intersection of the northerly side of Queens Boulevard (formerly Thompson Avenue) with the easterly side of 52nd Street (formerly Hancock Avenue);

RUNNING THENCE easterly, parallel with Queens Boulevard, 100 feet;

THENCE northerly, parallel with 52nd Street, 40 feet;

THENCE westerly and again parallel with Queens Boulevard, 100 feet to the easterly side of 52nd Street;

THENCE southerly along the easterly side of 52nd Street, 40 feet to the point or place of BEGINNING.

Lot Area = 4,000 sq.ft. = 0.092 acre

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 as and by Lots 32 and 33 and part of Lot 31 in Block 2 on "Map of 276 Valuable Building Lots [*sic*], situate in Woodside Heights, near the line of L.I.C. in Village of Woodside, Town of Newton, Queens County, L.I., N.Y.", surveyed August 1885 by Cornelius Hyatt, Surveyor and filed in Queens County Clerk's Office 10-4-1886 as Map No. 225, bounded and described as follows:

BEGINNING at a point on the easterly side of 52nd Street, formerly called Hancock Place, distant 160 feet northerly from the corner formed by the intersection of said easterly side of 52nd Street and the northerly side of Queens Boulevard;

THENCE easterly parallel with Queens Boulevard, 100 feet;

THENCE northerly parallel with 52nd Street, 50 feet;

THENCE westerly parallel with Queens Boulevard, 100 feet [*sic*] to the easterly side of 52nd Street;

THENCE southerly along the easterly side of 52nd Street, 50 feet to the point or place of BEGINNING.

Lot Area = 5,000 sq.ft. = 0.115 acre

Exhibit B

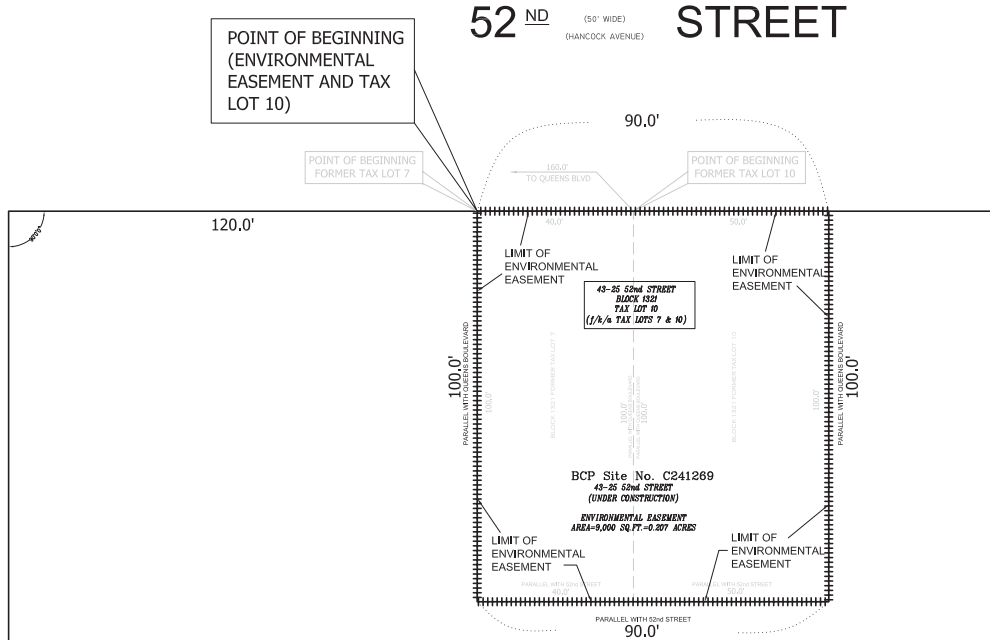
Site Survey

This property is subject to an environmental easement held by the New York State Department of Environmental Conservation pursuant to Title 36 of Article 71 of the New York Environmental Conservation Law. The engineering and institutional controls for this Easement are set forth in more detail in the Site Management Plan (SMP). A copy of the SMP must be obtained by any party with an interest in the property. The SMP can be obtained from NYS Department of Environmental Conservation, Division of Environmental Remediation, Site Control Section, 625 Broadway, Albany, NY 12233 or at derweb@dec.ny.gov.

PROJECT ADDRESS
43-25 52nd STREET
WOODSIDE, N.Y.



QUEENS BOULEVARD
(THOMPSON AVENUE)



ENVIRONMENTAL EASEMENT LEGAL DESCRIPTION (TAX LOT 10, f/k/a TAX LOTS 7 & 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, bounded and described as follows:

BEGINNING at a point on the easterly side of 52nd Street (formerly Hancock Avenue), distant 120 feet northerly from the corner formed by the Intersection of the northerly side of Queens Boulevard (formerly Thompson Avenue) with the easterly side of 52nd Street (formerly Hancock Avenue);

RUNNING THENCE easterly, parallel with Queens Boulevard, 100 feet;

THENCE northerly, parallel with 52nd Street, 90 feet;

THENCE westerly and again parallel with Queens Boulevard, 100 feet to the easterly side of 52nd Street;

THENCE southerly along the easterly side of 52nd Street, 90 feet to the point or place of BEGINNING.

LOT AREA = 9,000 sq.ft. = 0.207 ACRE

LEGAL DESCRIPTION - PER RECORDED DEED

FORMER LOT 7

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 276 Valuable Building Lots, situate in Woodside Heights, near the line of Long Island City in the Village of Woodside, Town of Newton, Queens County, Long Island, New York surveyed August 1885 by Cornelius Hyatt" filed in the Office of the Clerk of the County of Queens, New York, October 4, 1886 as and by Lots Numbers 34 and 35 in Block #2 and which said lots when taken together are more particularly bounded and described as follows:

BEGINNING at a point on the easterly side of 52nd Street (formerly Hancock Avenue), distant 120 feet northerly from the corner formed by the intersection of the northerly side of Queens Boulevard (formerly Thompson Avenue) with the easterly side of 52nd Street (formerly Hancock Avenue);

RUNNING THENCE easterly, parallel with Queens Boulevard, 100 feet;

THENCE northerly, parallel with 52nd Street, 40 feet;

THENCE westerly and again parallel with Queens Boulevard, 100 feet to the easterly side of 52nd Street;

THENCE southerly along the easterly side of 52nd Street, 40 feet to the point or place of BEGINNING.

LOT AREA = 4,000 sq.ft. = 0.092 ACRE

LEGAL DESCRIPTION - PER RECORDED DEED

FORMER 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 as and by Lots 32 and 33 and part of Lot 31 in Block 2 on "Map of 276 Valuable Building Lots situate in Woodside Heights near the line of L.I.C. in Village of Woodside, Town of Newton, Queens County, L.I., N.Y.", surveyed August 1885 by Cornelius Hyatt, Surveyor and filed in Queens County Clerk's Office 10-4-1886 as Map No. 225, bounded and described as follows:

BEGINNING at a point on the easterly side of 52nd Street, formerly called Hancock Place, distant 160 feet northerly from the corner formed by the intersection of said easterly side of 52nd Street and the northerly side of Queens Boulevard;

THENCE easterly parallel with Queens Boulevard, 100 feet;

THENCE northerly parallel with 52nd Street, 50 feet;

THENCE westerly parallel with Queens Boulevard, 100 feet to the easterly side of 52nd Street;

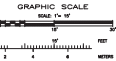
THENCE southerly along the easterly side of 52nd Street, 50 feet to the point or place of BEGINNING.

LOT AREA = 5,000 sq.ft. = 0.115 ACRE

DATE	DESCRIPTION
MARCH 6, 2025	ENVIRONMENTAL EASEMENT
NOV.12, 2025	LOT MERGER
BLOCK	1321
LOT	10 (f/k/a 7,10)
COUNTY	QUEENS
DWG BY	A.G.
CHKD BY	J.A.
SCALE	1"= 15'

NOTE:
Unauthorized alterations or additions to this survey is a violation of section 7209 of the New York State education law. Copies of this survey map not bearing the land surveyor's inked seal or embossed seal shall not be considered to be a valid true copy. Guarantees or certifications indicated hereon shall run only to the person for whom the survey is prepared, and on his behalf to the title company, governmental agency and lending institution listed hereon, and to the assignees of the lending institution. Guarantees or certification are not transferable to additional institutions or subsequent owners.

CAUTION:
1) Before performing any digging or drilling on this site, it is required that subsurface services, including the underground mains be marked and identified by the utility involved in compliance with industrial code 53 of New York State.



3280 SUNRISE HWY, SUITE 341
WANTAGH, NY 11793

TEL. 516-787-3299

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

43-25 52nd Street, Site ID No. C241269
43-25 52nd Street, Woodside, NY 11377
Woodside, Queens County, Tax Map Identification Number: 1321-10

PLEASE TAKE NOTICE, the New York State Department of Environmental Conservation (NYSDEC) has issued a Certificate of Completion (Certificate) pursuant to Article 27, Title 14 of the New York State Environmental Conservation Law (ECL) to 43-25 52 LLC for a parcel approximately 0.207 acres located at 43-25 52nd Street in Woodside, Queens County.

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

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

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

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

PLEASE TAKE NOTICE, the remedial program relies upon use restrictions or the long-term employment of institutional or engineering controls; such institutional or engineering controls are contained in an Environmental Easement granted pursuant to ECL Article 71, Title 36 which has been duly recorded in the Recording Office for Queens County as 2025000188344.

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

PLEASE TAKE NOTICE, provided that the Environmental Easement, SMP and Certificate are complied with, the Certificate holder(s) shall be entitled to the liability limitation provided in ECL Section 27-1421. The liability limitation shall run with the land, extending to the Certificate holder's successors or assigns through acquisition of title to the site and to a person who develops or otherwise occupies the site, subject to certain limitations as set forth in ECL Section 27-1421. The liability limitation shall be subject to all rights reserved to the State by ECL Section 27-1421.2 and any other applicable provision of law.

43-25 52nd Street, Site ID No. C241269
43-25 52nd Street, Woodside, NY 11377

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

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

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

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

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

PLEASE TAKE NOTICE, a copy of the Certificate can be reviewed at the NYSDEC's Region 2 Office located at 1 Hunters Point Plaza, Long Island City, NY 11101, by contacting the Regional Environmental Remediation Engineer, or at <https://www.dec.ny.gov/data/DecDocs/C241269/>.

WHEREFORE, the undersigned has signed this Notice of Certificate

43-25 52 LLC

By: _____

Title: _____

Date: _____

STATE OF NEW YORK) SS:
COUNTY OF)

On the _____ day of _____, in the year 20__, before me, the undersigned, personally appeared _____, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

Signature and Office of individual
taking acknowledgment

Please record and return to:
43-25 52 LLC
46-02 70th Street, Unit PH
Woodside, NY 11377

Feb. 2022



NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
Site Management Form
9/26/2025



SITE DESCRIPTION

SITE NO. C241269

SITE NAME 43-25 52nd Street

SITE ADDRESS: 43-25 52nd Street **ZIP CODE:** 11377

CITY/TOWN: Woodside

COUNTY: Queens

ALLOWABLE USE: Restricted-Residential, Commercial, and Industrial

SITE MANAGEMENT DESCRIPTION

SITE MANAGEMENT PLAN INCLUDES: YES NO

IC/EC Certification Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Monitoring Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Operation and Maintenance (O&M) Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Periodic Review Frequency: once a year

Periodic Review Report Submitted Date: 04/30/2027

Description of Institutional Control

43-25 52 LLC

46-02 70th Street, Unit PH

43-25 52nd Street

Environmental Easement

Block: 1321

Lot: 10

Sublot:

Section:

Subsection:

S_B_L Image: 1321-10

Ground Water Use Restriction

IC/EC Plan

Landuse Restriction

Monitoring Plan

O&M Plan

Site Management Plan

Description of Engineering Control

43-25 52 LLC

46-02 70th Street, Unit PH

43-25 52nd Street

Environmental Easement

Block: 1321

Lot: 10

Sublot:

Section:

Subsection:

S_B_L Image: 1321-10

Air Sparging/Soil Vapor Extraction

Vapor Mitigation