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GZA GeoEnvironmental of New York 324 South Service Road Melville, NY 11747



REVISED BROWNFIELD CLEANUP PROGRAM APPLICATION

253-06 & 253-10 HILLSIDE AVE SITE 253-06 & 253-10 Hillside Ave Queens, New York 11426 Block 8607, Lots 180 & 185 BCP Site No. C241296

August 2025 File No. 41.0163449.00

PREPARED FOR:

New York State Department of Environmental Conservation Division of Environmental Remediation 625 Broadway Albany, NY 12233-7020

ON BEHALF OF:

253-06 Hillside LLC AK Diamonds Realty LLC21 Fairbanks Blvd.
Woodbury, NY 11797

PREPARED BY:

GOLDBERG-ZOINO ASSOCIATES OF NEW YORK P.C. D/B/A GZA GEOENVIRONMENTAL OF NEW YORK 324 South Service Road | Melville, NY 11747

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August 2025 253-06 & 253-10 Hillside Ave, Queens, NY NYSDEC BCP Application - Revised File No. 41.0163449.00 TOC / i

TABLE OF CONTENTS

TABLES

Table 1 Sub-Slab Soil Vapor and Indoor Air Data Summary Table

FIGURES

Figure 1	Site Location Map
Figure 2	Site Plan
Figure 3	County Tax Map
Figure 4	Property Base Map
Figure 5	Zoning Map
Figure 6	Land Use Map
Figure 7	Disadvantaged Communities Map
Figure 8	Soil Vapor and Indoor Air Detections

EXHIBITS

Exhibit A	Property Deed & Survey
Exhibit B	Historical Environmental Information and Reports (separate file)
Exhibit C	Requestor Entity Information
Exhibit D	Site Contact List
Exhibit E	Document Repository Letters



NYSDEC BCP Application - BCP Site No. C241296 253-06 & 253-10 Hillside Ave, Queens, NY 11426 Block 8607, Lots 180 & 185 TOC | ii

BROWNFIELD CLEANUP PROGRAM APPLICATION FORM

BCP App Rev 16.1 – March 2025

253-06 AND 253-10 HILLSIDE AVE SITE 253-06 and 253-10 Hillside Ave Queens, New York 11426 Block 8607, Lots 180 & 185 BCP Site No. C241296



BROWNFIELD CLEANUP PROGRAM (BCP) APPLICATION FORM

SUBMITTAL INSTRUCTIONS:

- 1. Compile the application package in the following manner:
 - a. one file in non-fillable PDF which includes a Table of Contents, the application form, and supplemental information (excluding the previous environmental reports and work plans, if applicable);
 - b. one individual file (PDF) of each previous environmental report; and,
 - c. one file (PDF) of each work plan being submitted with the application, if applicable.
- 2. *OPTIONAL: Compress all files (PDFs) into one zipped/compressed folder
- 3. Submit the application to the Site Control Section either via NYSDEC dropbox or ground mail, as described below.

Please select only ONE submittal method – do NOT submit both via dropbox and ground mail.

- a. VIA SITE CONTROL DROPBOX:
 - Request an invitation to upload files to the Site Control submittal dropbox.
 - In the "Title" field, please include the following: "New BCP Application *Proposed Site Name*".
 - After uploading files, an automated email will be sent to the submitter's email address with a link to verify the status of the submission. Please do not send a separate email to confirm receipt.
 - Application packages submitted through third-party file transfer services will not be accepted.

b. VIA GROUND MAIL:

- Save the application file(s) and cover letter to an external storage device (e.g., thumb drive, flash drive). Do NOT include paper copies of the application or attachments.
- Mail the external storage device to the following address:

Chief, Site Control Section Division of Environmental Remediation 625 Broadway, 12th Floor Albany, NY 12233-7020

SITE NAME: 253-06 & 253-10 Hillside Ave		
Is this an application to amend an existing BCA with a major modification application instructions for further guidance related to BCA amendments. If yes, provide existing site number:	Please refer to	_
Is this a revised submission of an incomplete application? If yes, provide existing site number: C241296	Yes	No



BROWNFIELD CLEANUP PROGRAM (BCP) APPLICATION FORM

BCP App Rev 16.1 – March 2025

SECT	SECTION I: Property Information							
PROP	OSED SITE NAME 253-(06 & 253-	·10 Hill	lside	e Ave			
ADDR	ess/location 253-06	6 & 253-1	0 Hills	ide	Ave			
CITY/	TOWN Queens			2	ZIP CODE 1	1426		
MUNI	CIPALITY (LIST ALL IF MORE	E THAN ONE) $B\epsilon$	elleros	е				
COUN	TY Queens			(SITE SIZE (A	CRES)	.46	
LATIT	UDE		LONGITUD)E				
	0 ("		0		6		"
40	44	09.05	73	4	12	51.08	3	
Provid	le tax map information for all to	ax parcels included	within the p	roposed	l site bounda	ry below. I	f a porti	on
	lot is to be included, please in							
	priate box below, and only incl							
acrea	ge column.	•	•		•			
	CH REQUIRED TAX MAPS P	PER THE APPLICA	ATION INSTR	RUCTIO	NS.			
	Parcel Add	dress		Section	n Block	Lot	Acrea	age
	253-06 Hills	side Ave		4	8607	180	0.2	21
	253-10 Hills	side Ave		4	8607	185	0.2	25
1.	Do the proposed site bounda	aries correspond to	tax map met	tes and	bounds?		Y	N
	If no, please attach an accur	ate map of the prop	posed site ind	cluding	a metes and	bounds		
	description.							
2.	1 1 7 1	•		ncluded	l with the app	olication?		
	(Application will not be proce							
3.	Is the property within a design			-zone) p	oursuant to T	ax Law		
	21(b)(6)? (See <u>DEC's websit</u>	te for more informa	tion)					
	If yes, identify census tract:	/ 1 1 1	— O 00/	7	0, 0 50 00	0/ 0		
	Percentage of property in En	n-zone (check one)		J1-49	% <u></u> 50-99	% ()100)%	
4.	Is the project located within a	a disadvantaged co	mmunitv?					
	See application instructions t							
5.				S DOS	Brownfield (Opportunity	v	
	Area (BOA)? See application	-	,			11		
6.	Is this application one of mul					here the		
	development spans more that		•					
	If yes, identify names of prop	•			•	,		
	applications:		,	,				1

SECTI	ON I: Property Information (continued)	Υ	N		
	Is the contamination from groundwater or soil vapor solely emanating from property other than the site subject to the present application?	0	•		
8.	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?	0	•		
If yes, attach relevant supporting documentation. 9. Are there any lands under water?					
0.	If yes, these lands should be clearly delineated on the site map.	\cup	\odot		
10.	Has the property been the subject of or included in a previous BCP application?				
	If yes, please provide the DEC site number:	\cup			
11.	Is the site currently listed on the Registry of Inactive Hazardous Waste Disposal Sites (Class 2,				
	3, or 4) or identified as a Potential Site (Class P)?	\cup	lacksquare		
	If yes, please provide the DEC site number: Class:	L			
12.	Are there any easements or existing rights-of-way that would preclude remediation in these areas? If yes, identify each here and attach appropriate information.	0	•		
	Easement/Right-of-Way Holder Description				
13.	List of permits issued by the DEC or USEPA relating to the proposed site (describe below or				
	attach appropriate information):		\cup		
LIOEE	Type Issuing Agency Description 110004367587				
	74 Registry ID 05EPA 110004468433				
RCR/	NYD072753726 NYD986955706				
14.	Property Description and Environmental Assessment – please refer to the application				
	instructions for the proper format of each narrative requested. Are the Property Description and Environmental Assessment narratives included in the prescribed format?		\cup		
Note:	Questions 15 through 17 below pertain ONLY to proposed sites located within the five co	untic	26		
	rising New York City.	untic	,3		
	Is the Requestor seeking a determination that the site is eligible for tangible property tax	Υ	N		
	credits?				
	If yes, Requestor must answer the Supplemental Questions for Sites Seeking Tangible	\cup	lacksquare		
	Property Credits Located in New York City ONLY on pages 11-13 of this form.				
16.	Is the Requestor now, or will the Requestor in the future, seek a determination that the				
	property is Upside Down?	\subseteq	0		
17.	If you have answered YES to Question 16 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?				
NOTE:	: If a tangible property tax credit determination is not being requested at the time of application, t	he			
	ant may seek this determination at any time before issuance of a Certificate of Completion by usi		ne		
BCP A	mendment Application, except for sites seeking eligibility under the underutilized category.				
	changes to Section I are required prior to application approval, a new page, initialed by ea	ach			
	estor, must be submitted with the application revisions.				
mintiais	s of each Requestor:				

SECT	ION II: Project Description				
1.	The project will be starting at:	Investigation	Remediation		
(RIR) Reme	must be included, resulting in a 3 dial Action Work Plan (RAWP) ar	0-day public comment e also included (see <u>[</u>	a minimum, a Remedial Investigation period. If an Alternatives Analysis a DER-10, Technical Guidance for Site 5-day public comment period is requ	and .	t
2.	If a final RIR is included, does it	meet the requirement	ts in ECL Article 27-1415(2)?		
	Yes	ONo	●N/A		
3.	Have any draft work plans been	submitted with the ap	plication (select all that apply)?		
	✓ RIWP	RAWP	IRM No	o	
4.	remedial program is to begin, ar issued.	nd the date by which a	ct development, including the date the Certificate of Completion is expected.		
Sustai		ER-31 (see <i>DER-31, (</i>	No tted for the BCP shall address Green Remediation). Work plans, report DER-31.		L L
5.		nedial phases of the pr	inable Remediation will be evaluated roject including Remedial Investigati nent and reporting efforts. No		
6.	If the project is proposed to star screening or vulnerability assess		age (Section 2, Item 1, above), a cli n completed. Is this attached? No	mate cha	ange
SECT	ION III: Ecological Concerns				
1.	Are there fish, wildlife, or ecolog	ical resources within a	a ½-mile radius of the site?	Y	N •
2.	Is there a potential path for cont resources?	amination to potential	ly impact fish, wildlife or ecological		•
3.	Is/are there a/any Contaminant(s) of Ecological Conce	ern?		•
outline		equired. The applicant	urces Impact Analysis (FWRIA) Part may submit the FWRIA with the app		
4.	Is a Fish and Wildlife Resources	Impact Analysis Part	I included with this application? N/A		\bigcirc

SECTION IV: Land Use Factors						
1. What is the property's current municipal zoning designation? C1-3						
2. What uses are allowed by the property's current zoning (select all that apply)?	2. What uses are allowed by the property's current zoning (select all that apply)?					
Residential Commercial Industrial						
Current use (select all that apply):						
Residential Commercial Industrial Recreational Vacant]					
 Please provide a summary of current business operations or uses, with an emphasis on identifying possible contaminant source areas. If operations or uses have ceased, provide 	Υ	N				
the date by which the site became vacant.						
Is this summary included with the application?	\perp	\vdash				
5. Reasonably anticipated post-remediation use (check all that apply):						
Residential Commercial Industrial						
If residential, does it qualify as single-family housing?						
6. Please provide a statement detailing the specific proposed post-remediation use.						
Is this summary attached?		\cup				
7. Is the proposed post-remediation use a renewable energy facility? See application instructions for additional information.						
8. Do current and/or recent development patterns support the proposed use?	(•)					
Is the proposed use consistent with applicable zoning laws/maps?		$\overline{\bigcirc}$				
Please provide a brief explanation. Include additional documentation if necessary. 10. Is the proposed use consistent with applicable comprehensive community master plans,						
local waterfront revitalization plans, or other adopted land use plans?	•					
Please provide a brief explanation. Include additional documentation if necessary.						
SECTION V: Current and Historical Property Owner and Operator Information						
CURRENT OWNER AK Diamonds Realty LLC/253-06 Hillside LLC						
CONTACT NAME Amit Singh						
ADDRESS 21 Fairbanks Blvd.						
CITY Woodbury STATE NY ZIP CODE 1	1797					
PHONE 718-406-7400 EMAIL nygold1@gmail.com						
OWNERSHIP START DATE April 15, 2025						
CURRENT OPERATOR Subway (lease ending July 2025)						
CONTACT NAME Sachin Aroara						
ADDRESS 253-10 Hillside Ave						
CITY Queens STATE NY ZIP CODE 1142						
PHONE 917-560-2151 EMAIL						
OPERATION START DATE Prior to 2025						

SECTION \	/I:	Property'	s Environmer	าtal	History	
-----------	-----	-----------	--------------	------	---------	--

All applications **must include** an Investigation Report (per ECL 27-1407(1)). The report must be sufficient to establish that contamination of environmental media exists on the site above applicable Standards, Criteria and Guidance (SCGs) based on the reasonably anticipated use of the site property and that the site requires remediation. To the extent that existing information/studies/reports are available to the requestor, please attach the following (*please submit 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 (<u>ASTM E1903</u>). Please submit a separate electronic copy of each report in Portable Document Format (PDF). Please do NOT submit paper copies of ANY supporting documents.
- 2. SAMPLING DATA: Indicate (by selecting the options below) known contaminants and the media which are known to have been affected. Data summary tables should be included as an attachment, with laboratory reports referenced and included.

CONTAMINANT CATEGORY	SOIL	GROUNDWATER	SOIL GAS
Petroleum			√
Chlorinated Solvents			√
Other VOCs			
SVOCs			
Metals			
Pesticides			
PCBs			
PFAS			
1,4-dioxane			
Other – indicated below			

^{*}Please describe other known contaminants and the media affected:

- 3. For each impacted medium above, include a site drawing indicating:
 - Sample location
 - Date of sampling event
 - Key contaminants and concentration detected
 - For soil, highlight exceedances of reasonably anticipated use
 - For groundwater, highlight exceedances of 6 NYCRR part 703.5
 - For soil gas/soil vapor/indoor air, refer to the NYS Department of Health matrix and highlight exceedances that require mitigation

These drawings are to be representative of all data being relied upon to determine if the site requires remediation under the BCP. Drawings should be no larger than 11"x17" and should only be provided electronically. These drawings should be prepared in accordance with any guidance provided.

Are the required drawings include	ded with this application	ı? ()	/ES	Ono
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:	'			

SECTION VII: Requestor Information					
NAME AK Diamonds Realty	LC and 253-0	6 Hillside LL	C		
ADDRESS 21 Fairbanks Blvd.					
CITY/TOWN Woodbury	5	STATE NY	ZIP CODE 1155	6	
PHONE 718-406-7400	MAIL nygold1@g	gmail.com			
				Υ	N
Is the requestor authorized to c	nduct business in Ne	ew York State (NYS	3)?	\odot	0
2. If the requestor is a Corporation, LLC, LLP or other entity requiring authorization from the NYS DOS to conduct business in NYS, the requestor's name must appear, exactly as given above, in the <u>NYS Department of State's Corporation & Business Entity Database</u> . A print-out of entity information from the database must be submitted with this application to document that the requestor is authorized to conduct business in NYS. Is this attached?				•	0
If the requestor is an LLC, a list separate attachment. Is this att		nembers/owners is	required on a N/A	•	0
4. Individuals that will be certifying BCP documents, as well as their employers, must meet the requirements of Section 1.5 of <u>DER-10: Technical Guidance for Site Investigation and Remediation</u> and Article 145 of New York State Education Law. Do all individuals that will be certifying documents meet these requirements? Documents that are not properly certified will not be approved under the BCP.				•	0

SECTION VIII: Requestor Contact Information				
REQUESTOR'S REPRESENTATIVE	Amit Singh			
ADDRESS 21 Fairbanks Blvd				
CITYWoodbury		STATE NY	ZIP CODE 11797	
PHONE 718-406-7400	EMAIL nygold1	@gmail.com		
REQUESTOR'S CONSULTANT (CON	NTACT NAME) Vict	toria Whelan		
COMPANY GZA GeoEnvironi	mental of New	York		
ADDRESS 324 South Service	e Rd, Melville,	NY 11747		
CITYMelville		STATE NY	ZIP CODE 11747	
PHONE 212-594-8140	EMAIL victoria.	whelan@gza.cor	n	
REQUESTOR'S ATTORNEY (CONTA	ACT NAME) Barry	S. Cohen		
COMPANY Certilman Balin				
ADDRESS 90 Merrick Avenue				
CITY East Meadow		STATE NY	ZIP CODE 11554	
PHONE 516-296-7044	EMAIL bcohen@	@certilmanbalin.	com	

SECTION IX: Program Fee			
Upon submission of an executed Brownfield Cleanup Agreement to the Department, the required to pay a non-refundable program fee of \$50,000. Requestors may apply for a fee w supporting documentation.			
	,	Υ	N
Is the requestor applying for a fee waiver?		\supset	•
If yes, appropriate documentation must be provided with the application. See applications for additional information.	ation		
Is the appropriate documentation included with this application?	A (\bigcirc	0

SECTION X: Requestor Eligibility		
If answering "yes" to any of the following questions, please provide appropriate explanation and/odocumentation as an attachment.	r	
1. Are any enforcement actions pending against the requestor regarding this site?	Y	N
Is the requestor subject to an existing order for the investigation, removal or remediation of contamination at the site?	O	•
 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. 	0	•
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 or regulation of the State or Federal government?	0	•
 Has the requestor previously been denied entry to the BCP? If so, please provide the site name, address, assigned DEC site number, the reason for denial, and any other relevant information regarding the denied application. 	0	•
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?	0	•
7. Has the requestor been convicted of a criminal offence (i) involving the handling, storing, treating, disposing or transporting or contaminants; or (ii) that involved 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?	0	•
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 a false statement in connection with any document or application submitted to DEC?	0	•
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?	0	•
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?	0	•
11. Are there any unregistered bulk storage tanks on-site which require registration?		•

SECTION X: Requestor Eligibility (continued)	
12. The requestor must certify that he/she/they is/a ECL 27-1405(1) by checking one of the boxes	re either a participant or volunteer in accordance with 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.	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 selecting this option, 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; and, (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.
13. If the requestor is a volunteer, is a statement devolunteer attached?	escribing why the requestor should be considered a
Yes No No	A
14. Requestor relationship to the property (check of	ne; if multiple applicants, check all that apply):

If the requestor is not the current owner, **proof of site access sufficient to complete remediation must be provided.** Proof must show that the requestor will have access to the property before signing the BCA and

)No

throughout the BCP project, including the ability to place an environmental easement on the site.

Yes

Other:

(•) N/A

Previous Owner Current Owner Potential/Future Purchaser

Note: A purchase contract or lease agreement does not suffice as proof of site access.

Is this proof attached?

SECTI	ON XI: Property Eligibility Information		
1.	Is/was the property, or any portion of the property, listed on the National Priorities List? If yes, please provide additional information.	Y	N •
2.	Is/was the property, or any portion of the property, listed on the NYS Registry of Inactive Hazardous Waste Disposal Site pursuant to ECL 27-1305? If yes, please provide the DEC site number: Class:	0	•
3.	Is/was the property subject to a permit under ECL Article 27, Title 9, other than an Interim Status facility? If yes, please provide: Permit Type: EPA ID Number: Date Permit Issued: Permit Expiration Date:	0	•
4.	If the answer to question 2 or 3 above is <i>YES</i> , is the site owned by a volunteer as defined under ECL 27-1405(1)(b), or under contract to be transferred to a volunteer? If yes, attach any available information related to previous owners or operators of the facility or property and their financial viability, including any bankruptcy filings and corporate dissolution documents.	0	0
5.	Is the property subject to a cleanup order under Navigation Law Article 12 or ECL Article 17 Title 10? If yes, please provide the order number:	0	•
6.	Is the property subject to a state or federal enforcement action related to hazardous waste or petroleum? If yes, please provide additional information as an attachment.	0	•

SECTION XII: Site Contact List

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 mailing addresses of the following:

- The chief executive officer and planning board chairperson of each county, city, town and village in which the property is located.
- Residents, owners, and occupants of the property and adjacent properties.
- Local news media from which the community typically obtains information.
- The public water supplier which services the area in which the property is located.
- Any person who has requested to be placed on the contact list.
- The administrator of any school or day care facility located on or near the property.
- 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.
- For sites located in the five counties comprising New York City, the Director of the Mayor's Office of Environmental Remediation.

SECTION XIII: Statement of Certification and Signatures
(By requestor who is an individual)
If this application is approved, I hereby 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 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 PRABHJOT KAUR BABBAR (title) of 253-06 Hillside Ave LLC (entity); that I am authorized by that entity to make this application and execute a Brownfield Cleanup Agreement (BCA) and all subsequent documents; that this application was prepared by me or under my supervision and direction. If this application is approved, I hereby 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 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: 08/15/2025 Signature: Rassip Est St.
Print Name: PRABHJOT KAUR BABBAR

PLEASE REFER TO THE APPLICATION COVER PAGE AND BCP APPLICATION INSTRUCTIONS FOR DETAILS OF PAPERLESS DIGITAL SUBMISSION REQUIREMENTS.

SECTION XIII: Statement of Certification and Signatures				
(By requestor who is an individual)				
If this application is approved, I hereby 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 condition set forth in the <u>DER-32, Brownfield Cleanup Program Applications and Agreements</u> ; and (3) that in the evid of a conflict between the general terms and conditions of participation and 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 amANMOL_JYOT BABBAR (title) ofAK Diamonds Realty LLC(entity); that I am authorized by that entity to make this application and execute a Brownfield Cleanup Agreement (BCA) and all subsequent documents; that this application was prepared by me or under my supervision and direction. If this application is approved, I hereby 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 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:				
Print Name: ANMOL JYOT BABBAR				

PLEASE REFER TO THE APPLICATION COVER PAGE AND BCP APPLICATION INSTRUCTIONS FOR DETAILS OF PAPERLESS DIGITAL SUBMISSION REQUIREMENTS.

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 16.1

Please respond to the questions below and provide additional information and/or documentation as required. Please refer to the application instructions.	Υ	N
1. Is the property located in Bronx, Kings, New York, Queens or Richmond County?	•	\bigcirc
2. Is the requestor seeking a determination that the site is eligible for the tangible property credit component of the brownfield redevelopment tax credit?	0	•
3. Is at least 50% of the site area located within an environmental zone pursuant to NYS Tax Law 21(b)(6)?	0	•
4. Is the property upside down or underutilized as defined below?		
Upside dowr		•
Underutilized		•

From ECL 27-1405(31):

"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.

From 6 NYCRR 375-3.2(I) as of August 12, 2016 (Please note: Eligibility determination for the underutilized category can only be made at the time of application): 375-3.2:

- (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
 - (1) the proposed use is at least 75 percent for industrial uses: or
 - (2) at which:
 - (i) the proposed use is at least 75 percent for commercial or commercial and industrial uses:
 - (ii) the proposed development could not take place without substantial government assistance, as certified by the municipality in which the site is located; and
 - (iii) one or more of the following conditions exists, as certified by the applicant:
 - (a) property tax payments have been in arrears for at least five years immediately prior to the application;
 - (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
 - (c) there are no structures.

"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.

FOR SITES SEEKING TANGIBLE PROPERTY CREDITS IN NEW YORK CITY ONLY (continued)

5. 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
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' household's 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 homeowners 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.

FOR SITES SEEKING TANGIBLE PROPERTY CREDITS IN NEW YORK CITY ONLY (continued) 6. Is the site a planned renewable energy facility site as defined below? Yes – planned renewable energy facility site with documentation Pending – planned renewable energy facility awaiting documentation *Selecting this option will result in a "pending" status. The appropriate documentation 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. No – not a planned renewable energy facility site If yes, please provide any documentation available to demonstrate that the property is planned to be developed as a renewable energy facility site. From ECL 27-1405(33) as of April 9, 2022: "Renewable energy facility site" shall mean real property (a) this is used for a renewable energy system, as defined in section sixty-six-p of the public service law; or (b) any co-located system storing energy generated from such a renewable energy system prior to delivering it to the bulk transmission, subtransmission, or distribution system. From Public Service Law Article 4 Section 66-p as of April 23, 2021: (b) "renewable energy systems" means systems that generate electricity or thermal energy through use of the following technologies: solar thermal, photovoltaics, on land and offshore wind, hydroelectric, geothermal electric, geothermal ground source heat, tidal energy, wave energy, ocean thermal, and fuel cells which do not utilize a fossil fuel resource in the process of generating electricity. 7. Is the site located within a disadvantaged community, within a designated Brownfield Opportunity Area, and plans to meet the conformance determinations pursuant to subdivision ten of section ninehundred-seventy-r of the general municipal law? Yes - *Selecting this option will result in a "pending" status, as a BOA conformance determination has not yet been made. Proof of conformance 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.

From ECL 75-0111 as of April 9, 2022:

(5) "Disadvantaged communities" means communities that bear the burdens of negative public health effects, environmental pollution, impacts of climate change, and possess certain socioeconomic criteria, or comprise high-concentrations of low- and moderate-income households, as identified pursuant to section 75-0111 of this article.

TOC | iii



BROWNFIELD CLEANUP PROGRAM APPLICATION SUPPLEMENTAL INFORMATION

253-06 AND 253-10 HILLSIDE AVE SITE 253-06 and 253-10 Hillside Ave Queens, New York 11426 Block 8607, Lots 180 & 185 BCP Site No. C241296



NYSDEC BCP Application - BCP Site No. C241296 253-06 & 253-10 Hillside Ave, Queens, NY 11426

8 253-10 miliside Ave, Queens, NY 11426 Block 8607, Lots 180 & 185

Page | 1

SECTION I - PROPERTY INFORMATION

Property Location

253-06 & 253-10 Hillside Ave, Queens, New York (The "Site") is located in the Bellerose neighborhood of Queens, New York. The Site is identified as Block 8607, Lots 180 and 185 with a total area of 20,000 square feet (approximately 0.46 acres). The Site Location Map is provided on **Figure 1**. A Site Plan is provided as **Figure 2**. The Site is bounded by two residential properties to the south (84-11 253rd Street & 84-12 Little Neck Parkway), Hillside Ave to the north, Little Neck Parkway to the east, and 253rd Street to the west.

Site Features

The Site is currently improved with two separate single-story buildings with paved parking areas. The Site is classified as C1-3 for Commercial & Office Buildings. The Site is bound by concrete sidewalks along the western, northern, and eastern sides of the Site and is bound by a concrete alleyway along the southern side of the Site. The Site is best described by the two separate NYC Tax lots below:

Block 8607, Lot 180 – 253-06 Hillside Ave – The NYC Tax lot encompasses a total area of 9,100 square feet. This Lot is improved with one vacant single-story building with a partial basement and paved parking area. 253-06 Hillside Ave was constructed in 1962.

Block 8607, Lot 185 - 253-10 Hillside Ave – The NYC Tax Lot encompasses a total area of 10,900 square feet. This Lot is improved with a single-story building that contains two tenant spaces and a paved parking area. One space is currently occupied and the other space currently vacant. 253-10 Hillside Ave was constructed in 1965.

The Queens County Tax map is shown on **Figure 3**. The Property Metes and Bounds description is included in the Deed and Survey, shown as **Exhibit A**.

Current Zoning and Land Use

The Site is improved with two separate single-story buildings with paved parking areas. The Site is located in an C1-3 zoning district in the Bellerose neighborhood of Queens, New York.

The following surrounding land uses were observed during the Phase I ESA Site inspection:

North: Hillside Ave with commercial properties beyond

South: Two residential properties (84-11 253rd Street & 84-12 Little Neck Parkway)
East: Little Neck Parkway with commercial and residential properties beyond

NYSDEC BCP Application - BCP Site No. C241296 253-06 & 253-10 Hillside Ave, Queens, NY 11426

Block 8607, Lots 180 & 185

Page | 2

West: 253rd Street with residential properties beyond

A map showing the proposed BCP Site boundary, adjacent roadways, and adjacent property owners is shown in the Property Base Map on **Figure 4**.

The proposed construction will be as-of-right and will be consistent with applicable zoning regulations. The Zoning Map is shown on **Figure 5**. The Land Use Map is shown on **Figure 6**. The Site is not located within a disadvantaged community area of Queens, as shown on **Figure 7**.

Past Use of the Site

On behalf of the Requestor, GZA ordered Aerial, Topographic Maps, a City Directory, an Environmental Database Report and Sanborn Fire Insurance Maps from EDR to understand the past usage of the Site. The historical documentation is provided in **Exhibit B**.

According to historical aerial photographs provided by EDR, the Site was undeveloped until at least 1961. By 1966, the Site appears to be developed similar to what exists today with one concrete/cement block structure per Lot.

According to Sanborn fire insurance maps, the Site first appears developed on the 1981 map with "Dry Cleaning" identified on Lot 180. Lot 185 is cut off and appears to be developed as a "Filling Station" on the 1986 map. "Dry Cleaning" appears on Lot 180 until at least 1996. Lot 185 is cut off from the 1988 map and reappears on the 2003 map where it appears as only a concrete/cement block structure.

The following two New York State Department of Environmental Conservation (NYSDEC) spills are listed on the NYSDEC Spill Incidents Database associated with NYC Tax Lot 185:

- 1. Spill # 8910348 (Opened 1/29/1990, Closed 3/4/2003)
- 2. Spill # 9112548 (Opened 3/9/1992, Closed 5/19/1992)

Currently, the building on Lot 180 is vacant. The building on Lot 185 is being operated by a single tenant, Subway, who will be vacating in September 2025.

The current owners of the Site are 253-06 Hillside LLC, which owns Lot 180, and AK Diamonds Realty LLC, which owns Lot 185..

The New York City Department of Finance website lists the following ownership records and deed transfers:

253-06 Hillside Ave (Block 8607, Lot 180):

Party 1	Party 2	Date of Document
Hillside 253 LLC	253-06 Hillside LLC	April 15, 2025
J. Bruce Dunlop	Hillside 253 LLC	October 15, 2009
Minnie A Dunlop	J Bruce Dunlop	July 3, 1970



NYSDEC BCP Application - BCP Site No. C241296

253-06 & 253-10 Hillside Ave, Queens, NY 11426 Block 8607, Lots 180 & 185

Page | 3

253-10 Hillside Ave (Block 8607, Lot 185):

Party 1	Party 2	Date of Document
Rueck Realty, L.P.	AK Diamonds Realty LLC	April 15, 2025
J. Bruce Dunlop	Rueck Realty L.P.	October 15, 2009
William Rueck	Rueck Realty LP	July 27, 1995
Minnie A Dunlop	J Bruce Dunlop	July 3, 1970

Site Geology and Hydrogeology

Based on the US Department of Agriculture Soil Conservation Services Web Soil Survey, overburden at the Site consists of Urban Land, with 0 to 3 percent slopes (UmA), fill.

Based on the 1994 US Geological Service (USGS) publication, Bedrock and Engineering Geologic Map of New York County and Parts of Kings and Queens counties, New York, and Parts of Bergen and Hudson Counties, New Jersey (Baskerville 1994), and the USGS online GIS database, bedrock near the Site is categorized as an unconsolidated sequence of glacial and alluvial deposits from the Quaternary era, Hartland formation. This bedrock consists of mostly gray and gray-weathering, fine-grained quartz-feldspar kyanite granulite with minor biotite and garnet. Based on the 2023 USGS publication, Bedrock Surface Elevation and Overburden Thickness Maps of the Five Boroughs, New York City (DeMott, et al. 2023), bedrock would be encountered at a depth approximately 750 to 800 feet below ground surface (bgs).

Based on the 2013 USGS depth to groundwater viewer, the estimated depth to groundwater is between approximately forty-five (45) to fifty-five (55) feet bgs. Based on local topography and surface water flow patterns, the inferred direction of groundwater flow is west-southwest toward Jamacia Bay. However, the localized direction of groundwater flow near the Site might vary because of underground utilities, tidal influence, subsurface preferential pathways, variations in weather, or heterogeneous geological and/or anthropogenic conditions.

Environmental Assessment

A Phase I Environmental Site Assessment (Phase I ESA) and Soil Vapor Intrusion (SVI) Investigation were performed by Advanced Cleanup Technologies, Inc. (ACT), dated November 27, 2024 and December 11, 2024, respectively. The reports identified historic use of the Site as a former dry cleaner (253-06 Hillside Ave) and service/filling station (253-10 Hillside Ave).

Sub-slab soil vapor and indoor air samples collected at the Site were evaluated for Volatile Organic Compounds (VOCs). The primary contaminants of concern at the Site include VOCs (specifically tetrachloroethylene [PCE], trichloroethylene [TCE], and petroleum related VOCs) in soil vapor. The table from the previous environmental report is included in **Exhibit B**.

Soil Vapor Chemistry

Six (6) sub-slab soil vapor samples and two (2) indoor air samples were collected during the SVI investigation. Sub-slab soil vapor samples reported elevated detections of PCE, with a maximum

Block 8607, Lots 180 & 185



NYSDEC BCP Application - BCP Site No. C241296 253-06 & 253-10 Hillside Ave, Queens, NY 11426

Page | 4

concentration of 45,500 micrograms per cubic meter (ug/m^3) and TCE, with a maximum concentration of 89.1 ug/m^3 . Indoor air showed elevated detections of PCE with a maximum concentration of 41.1 ug/m^3 .

A spider diagram showing the sub slab soil vapor and indoor air concentrations is included on Figure 8.

GZA reviewed the EDR report dated June 2025, and the findings are summarized below:

253-06 Hillside Ave – Lot 180 operated as a dry cleaner facility under the name Aris Cleaners Inc and/or Swank Cleaners from approximately 1975 to 1991. A United States Environmental Protection Agency (USEPA) Registry ID #110004367587 and Resource Conservation and Recovery Act (RCRA) #NYD070753726 are affiliated with the historic dry cleaner operation. A New York City Office of Environmental Remediation (NYC OER) E-Designation (E-299) is associated with this Lot for hazardous materials and noise. Acceptance into the BCP will satisfy any NYC OER requirements associated with this Lot.

253-10 Hillside Ave — Lot 185 operated as a filling station under various operator names from approximately 1969 to 1991. A USEPA Registry ID #110004468433 and RCRA #NYD986955706 is affiliated with the historic filling station operation. According to the NYSDEC Facility Information from Bulk Storage Database, the Site (2-188735) lists a total of 16 underground storage tanks (USTs), two of which were 4,000 gallons in capacity and the remainder were 550 gallons in capacity. All of the USTs were closed February 1, 1992. The following two NYSDEC spills, listed on the NYSDEC Spill Incidents Database, are associated with Lot 185:

- 1. Spill # 8910348 (Opened 1/29/1990, Closed 3/4/2003)
- 2. Spill # 9112548 (Opened 3/9/1992, Closed 5/19/1992)

A NYC OER E-Designation (E-299) is associated with this Lot for air quality, hazardous materials and noise. Acceptance into the BCP will satisfy any NYC OER requirements associated with this Lot.

SECTION II - PROJECT DESCRIPTION

Project Details

Based on the evaluation of the available historical environmental information and the past uses of the Site as a dry cleaner and gas station, the historical usage at the Site may have contributed subsurface contamination. Contaminants of concern include cVOCs, petroleum-related VOCs, SVOCs, and metals. The Requestor intends to remediate the Site in a manner that will render the Site protective of public health and the environment.

The Project development will include demolishing the existing single-story buildings and redeveloping the entire Site into three separate mixed-use three-story buildings with commercial on the first floor and residential above.





NYSDEC BCP Application - BCP Site No. C241296 253-06 & 253-10 Hillside Ave, Queens, NY 11426 Block 8607, Lots 180 & 185 Page | 5

The proposed remedy for the Site will be designed to reduce the potential for exposure to hazardous substances during construction. The proposed remedial action will address existing environmental conditions in the subsurface, including soil, groundwater, and soil vapor.

The chart below presents a schedule for the proposed project. This BCP Application is being submitted in concurrence with a Remedial Investigation Workplan (RIWP) and proposes to enter the BCP at the investigation stage. The Remedial Investigation (RI) is anticipated to begin in Fall 2025 with a Certificate of Completion expected to be issued in 2027. If the schedule for remediation and development activities changes, it will be updated and submitted to NYSDEC, as necessary.

A Green and Sustainable Remediation Evaluation is included as an appendix of the RIWP being submitted with this application. The Requestor will comply with the GSR requirements for all work plans.

BROWNFIELD CLEANUP PROGRAM

253-06 & 253-10 Hillside Ave, Queens

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D. C.	1	1			2025	52								2026					
roject Milestones	Start	DUJ	Jun	Jul Aug	g Sep) Oct	Nov	Dec	Jan	Feb	Mar	Apr	Мау	l nut	Jul Aug	deS Br	p Oct	t Nov	v Dec
BCP Application and RIWP Submission to NYSDEC	June 2025	July 2025																	
NYSDEC BCP Application Review and Determination of Completeness	July 2025	August 2025																	
Revisions to BCP Application and RIWP	August 2025	September 2025																	
30-Day Public Comment for BCP Application & RIWP	August 2025	September 2025	П									Н							
CPP Submission and Review	August 2025	September 2025																	
NYSDEC and NYSDOH Review of RIWP and Submission of Revisions	September 2025	October 2025																	
BCA Execution	October 2025	October 2025																	
RIWP Implementation	October 2025	November 2025																	
RIR Preparation	November 2025	December 2025																	
RAWP Preparation	December 2025	January 2026																	
NYSDEC and NYSDOH Review of RIR and RAWP, Submission of Revisions and 45-Day Comment Period	January 2026	March 2026																	
Approval of the RIR and RAWP, Issuance of Decision Document	March 2026	April 2026																	
Pre-construction Meeting with NYSDEC	April 2026	April 2026	Н	\vdash										Н	-	Н			Н
RAWP Implementation, Documentation of Engineering Controls	April 2026	July 2026																	
Preparation of FER and SMP	July 2026	September 2026																	
NYSDEC Review of FER and SMP	September 2026	November 2026																	
Issuance of COC	December 2026	December 2026																	

^{*} The chart above presents a schedule for the proposed BCP Project Implementation and Reporting. If the schedule for remediation and development activities changes, it will be updated and submitted to NYSDEC, as necessary.

Block 8607, Lots 180 & 185



SECTION III – ECOLOGICAL CONCERNS

The Site is not located within ½ mile radius of any fish, wildlife, or ecological resources and, therefore, ecological concerns are not applicable.

SECTION IV - LAND USE FACTORS

Current Zoning and Land Use

The Site is located in the Bellerose neighborhood of Queens, New York in an area zoned for commercial and office buildings (C1-3). The proposed redevelopment will be constructed as-of-right under the current zoning. The Zoning Map is shown on **Figure 5**. The Land Use Map is shown on **Figure 6**.

Anticipated Use

Under the BCP, the Requestor (AK Diamonds Realty LLC & 253-06 Hillside LLC) plans to redevelop the Site into a mixed use commercial and residential building.

Current Business Operations

The Site is currently improved with two separate single-story buildings and paved parking areas. 253-06 is a vacant single-story building with a partial basement. This building was vacated in 2018. 253-10 Hillside Ave is split into two separate tenant spaces, with one tenant space currently occupied, which will be vacated in September 2025 and the other tenant space has been vacant since April 2025.

Compliance with Zoning Laws, Recent Development, and Community Master Plans

The proposed redevelopment will be constructed as-of-right under the current C1-3 zoning, which according to the Bellerose-Floral Park-Glen Oaks Rezoning (2013), will recognize existing commercial uses and provide new business location opportunities.



SECTION V – CURRENT AND HISTORICAL PROPERTY OWNER AND OPERATOR INFORMATION

The current Site owner for 253-06 Hillside Ave is 253-06 Hillside LLC and the current Site owner for 253-10 Hillside Ave is AK Diamonds Realty LLC. The Requestor does not have any relationship with the historical owners or historical operators of the Site. The Requestor is the landlord for the current tenant, Subway. Please refer to Section V of the application form Current Property Owner and Operator Information.

The New York City Department of Finance (DOF) website lists the following ownership records and deed transfers:

253-06 Hillside Ave (Block 8607, Lot 180):

Property Owner	Last Known Address	Phone No.	Date of Ownership or	Relationship of
			Operation	Owner to Requestor
253-06 Hillside LLC	21 Fairbanks Blvd.	718-406-7400	04/15/2025 to Present	Current
253-06 HIIISIGE LLC	Westbury, NY 11797		04/15/2025 to Present	Owner/Requester
Hillside 253 LLC	1044 Franklin Avenue	Not Available	10/15/2009 to	None
HIIISIUE 255 LLC	Garden City, NY 11530		04/15/2025	None
John Dunlop,	31 North 7 th Street	Not Available	07/03/1970 to	
Bruce Dunlop,	Stroudsburg, PA		10/15/2009	None
Robert Dunlop	Stroudsburg, FA		10/13/2009	

253-10 Hillside Ave (Block 8607, Lot 185):

Timiside Ave (Block 6007, Lot 185).					
Property Owner	Last Known Address	Phone No.	Date of Ownership or	Relationship of	
			Operation	Owner to Requestor	
AK Diamonds	21 Fairbanks Blvd.	718-406-7400	04/15/2025 to Present	Current	
Realty LLC	Westbury, NY 11797		04/13/2023 to Fleselit	Owner/Requester	
Rueck Realty L.P.	29 Hilton Avenue	Not Available	10/15/2009 to	None	
Rueck Realty L.F.	Garden City, NY 11530		04/15/2025	None	
	214 Jericho Turnpike	Not Available	07/27/1995 to		
William Rueck	New Hyde Park, NY		10/15/2009	None	
	11040		10/13/2003		
John Dunlop,	31 North 7 th Street	Not Available	07/03/1970 to		
Bruce Dunlop,	Stroudsburg, PA		10/15/2009	None	
Robert Dunlop	Stroudsburg, PA		10/13/2009		

The current deeds are included in Exhibit A.

The following tables show the historic list of Operators. The Requestor has no relationship to the previous operators:



253-06 Hillside Ave (Block 8607, Lot 180):

Year	Lot	Owner/Operator	Relationship to Requestor	Source
2020	180	Dollar Valley Inc	None	EDR Digital Archive
2020	180	UPS Access Point Location	None	EDR Digital Archive
2014	180	Dollar Valley Inc	None	Cole Information
2005	180	Blockbuster Video	None	Cole Information
2005	180	Blockbuster Video	None	Hill-Donnelly Information Services
1995	180	Blockbuster Video	None	Cole Information
1992	180	Swank Drive In Cleaners Launderers	None	Cole Information
1991	180	Swank Drive In Cleaners Launderers	None	NYNEX Information Resource Company
1983	180	Swank Drive In Cleaners Launderers	None	New York Telephone
1970	180	Swank Drive In Cleaners Launderers	None	New York Telephone

253-10 Hillside Ave (Block 8607, Lot 180):

Year	Lot	Owner/Operator	Relationship to Requestor	Source
2020	185	Arora Insurance Agency Inc	None	EDR Digital Archive
2020	185	Subway	None	EDR Digital Archive
2017	185	Arora Insurance Agency Inc	None	Cole Information
2017	185	Ember	None	Cole Information
2017	185	Express Pharmacy	None	Cole Information
2017	185	Subway	None	Cole Information
2014	185	Ember	None	Cole Information



2014	185	Subway	None	Cole Information
2010	185	Subway	None	Cole Information
2005	185	Ritas Real Italian Ices	None	Cole Information
2005	185	Unique Sandwiches of Queens	None	Cole Information
2005	185	Ritas Real Italian Ices	None	Hill-Donnelly Information Services
2005	185	Unique Sandwiches of Queens	None	Hill-Donnelly Information Services
1991	185	STD Automotive	None	NYNEX Information Resource Company
1983	185	STD Automotive	None	New York Telephone
1970	185	Hill Park Esso Service Center	None	New York Telephone
1967	185	Macs Service Center	None	New York Telephone

SECTION VI - PROPERTY'S ENVIRONMENTAL HISTORY

Previous Reports

The following reports have been reviewed and submitted as part of the Requestor BCP application:

- Phase I Environmental Site Assessment Report, ACT, November 27, 2024
- Soil Vapor Intrusion Investigation, ACT, December 11, 2024

The historical environmental tables are included in **Exhibit B**.





Past Use of the Site

According to historical aerial photographs provided by EDR, the Site was undeveloped until at least 1961. By 1966, the Site appears to be developed similar to what exists today with one concrete/cement block structure per lot.

According to Sanborn fire insurance maps, the Site first appears developed on the 1981 map with "Dry Cleaning" identified on Lot 180. Lot 185 is cut off and appears to be developed as a "Filling Station" on the 1986 map. "Dry Cleaning" appears on Lot 180 until at least 1996.

Currently, the building on Lot 180 is vacant and the building on Lot 185 is being operated by a single tenant, Subway, who will be leaving the space in September 2025.

The Site vicinity has been developed in an urban area since at least 1951. Historically, the Site vicinity has been occupied by commercial stores and residential properties. The southern adjoining property was developed by 1951 and was occupied by residential properties that presently remain. The eastern side of the Site is bounded by Little Neck Parkway, which first appears on the 1951 aerial and beyond are commercial and residential properties that presently remain. The northern side of the Site is bounded by Hillside Ave, which first appears on the 1951 aerial and beyond are commercial and residential properties that presently remain. The western side of the Site is bounded by 253rd Street, which first appears on the 1951 aerial and beyond are residential properties that presently remain.

Sampling Data

Sampling data from the previous Soil Vapor Intrusion Investigation were evaluated. The previous soil vapor and indoor air analytical results were evaluated, and the detected concentrations of VOCs are summarized in **Table 1**.

Soil Vapor Chemistry

Six (6) sub-slab soil vapor samples and two (2) indoor air samples were previously collected and evaluated at the Site. Sub-slab soil vapor samples showed elevated detections of the cVOCs; PCE, with a maximum concentration of 45,500 ug/m³ and TCE, with a maximum concentration of 89.1 ug/m³. Indoor air showed elevated detections of PCE with a maximum concentration of 41.1 ug/m³.

A spider diagram showing the sub-slab soil vapor and indoor air concentrations is included on Figure 8.

SECTION VII - REQUESTOR INFORMATION

The entities requesting participation in the BCP (the Requesters) are 253-06 Hillside LLC and AK Diamonds Realty LLC.



253-06 Hillside LLC Members:

• Anmol Jyot Babbar and Prabhjot Kaur Babbar

Prabhjot Kaur Babbar is the authorized signatory for 253-06 Hillside LLC, which is authorized to conduct business in New York State, with a business address located at 21 Fairbanks Blvd. Woodbury, NY 11797.

AK Diamonds Realty LLC Members:

Anmol Jyot Babbar and Prabhjot Kaur Babbar

Prabhjot Kaur Babbar is the authorized signatory for AK Diamonds Realty LLC, which is authorized to conduct business in New York State, with a business address located at 21 Fairbanks Blvd. Woodbury, NY 11797.

253-06 Hillside LLC and AK Diamonds Realty LLC are the current owners of the properties identified as 253-06 Hillside Ave and 253-10 Hillside Ave, Queens, NY, Block 8607 Lots 180 & 185, respectively, on the Queens County Tax Map.

A print-out of the Requesters entity information from the New York State Department of State's Corporation & Business Entity Database is provided in **Exhibit C**.

SECTION VIII - REQUESTOR CONTACT INFORMATION

Refer to Section VIII on the BCP Application Form for the Requestor Contact Information.

SECTION IX – PROGRAM FEE

The Requestor will pay the non-refundable program fee of \$50,000 upon submission of an executed Brownfield Cleanup Agreement (BCA).

SECTION X - REQUESTOR ELIGIBILITY

The Requestors meet the definition of Volunteer per ECL 27-1405(1) because (i) the Requestors have not owned or operated the Site at the time of the disposal of hazardous substances, waste, and/or petroleum, if any, and (ii) the Requestors are unrelated third-party LLCs and neither them or their members have any direct involvement with the previous ownership or operation of the Site. Further, within thirty (30) days of obtaining Title, the Requestors notified the NYC OER about the conditions at the Site and participated in a meeting with NYC OER to discuss an appropriate response action. The



Requestors have also secured the unoccupied portions of the Site to prevent trespassing, and have arranged for the sole remaining tenant to vacate the Site on or before this September.

The Requestors will continue to exercise appropriate care by implementing the requirements of the BCP and is prepared to undertake all necessary remediation required to address contamination at the Site. As such, the Requestors are a Volunteer as defined in ECL 27-1405(1)(b).

Access agreements between the two Requestors are included in Exhibit C.

SECTION XI – PROPERTY ELIGIBILITY INFORMATION

This section does not apply to the Site.

SECTION XII - CONTACT LIST INFORMATION

Please refer to **Exhibit D** for the Site Contact List and **Exhibit E** for the Document Repository Letters.



TABLES

Soil Vapor Summary Table				
Analytes	Total Detections	Maximum Detection (μg/m³)	Туре	
1,1,1,2-Tetrachloroethane	1	13.6	Sub-slab	
1,2,4-Trimethyl benzene	1	6.09	Indoor air	
1,3,5-Trimethyl benzene	1	3.04	Indoor air	
1,3-Butadiene	2	48	Sub-slab	
4-Ethyltoluene	1	3.25	Indoor air	
4-Isopropyltoluene	1	3.43	Indoor air	
Acetone	8	123	Sub-slab and indoor air	
Benzene	2	44.4	Sub-slab	
Carbon Disulfide	3	23	Sub-slab and indoor air	
Carbon Tetrachloride	2	0.52	Indoor air	
Chloroform	6	40.3	Sub-slab and indoor air	
Chloromethane	2	5.06	Sub-slab and indoor air	
Dichlorodifluoromethane	2	2.03	Indoor air	
Ethanol	8	6,210	Sub-slab and indoor air	
Ethyl acetate	2	134	Sub-slab and indoor air	
Ethylbenzene	1	6.47	Sub-slab	
Heptane	3	16.5	Sub-slab and indoor air	
Hexane	2	28.6	Sub-Slab	
Isopropylalcohol	7	17.8	Sub-slab and indoor air	
m,p-Xylene	2	12.1	Sub-slab and indoor air	
Methyl Ethyl Ketone	8	23.3	Sub-slab and indoor air	
o-Xylene	2	6.9	Sub-slab and indoor air	
Propylene	4	210	Sub-slab	
Styrene	1	7.41	Indoor air	
Tetrachloroethene	8	45,500	Sub-slab and indoor air	
Toluene	3	43.7	Sub-slab and indoor air	
Trichloroethene	4	89.1	Sub-slab and indoor air	
Trichlorofluoromethane	3	18.9	Sub-slab and indoor air	

Notes:

Analytes: Chlorinated Volatile Organic Compounds (CVOCs) detected during soil vapor sampling.

Total Detections: Number of samples with detections of CVOCs.

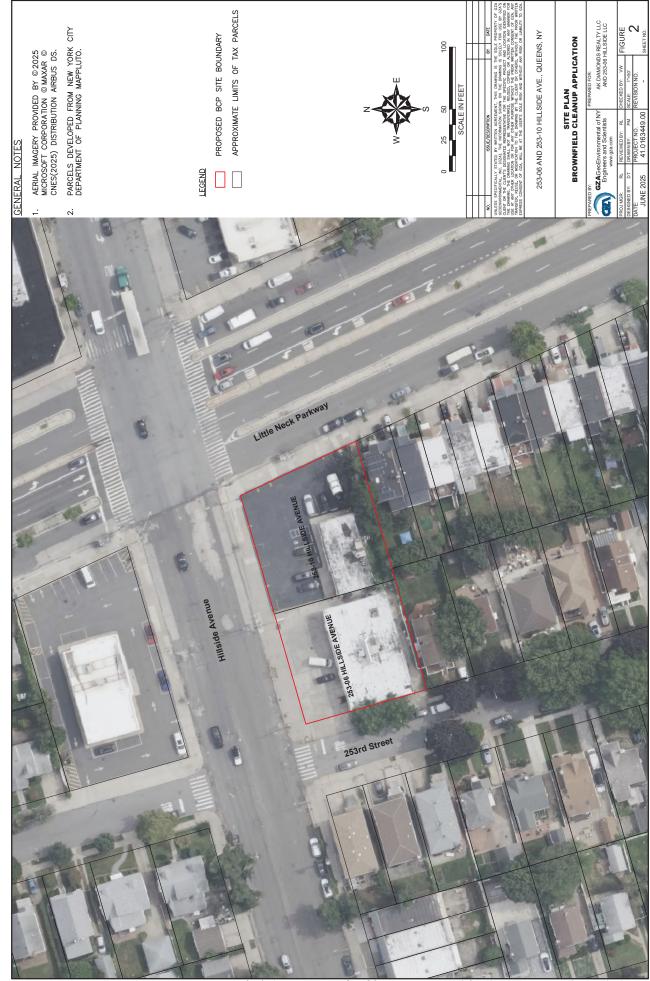
Maximum Detection ($\mu g/m3$): Maximum detection in micrograms per cubic meter.

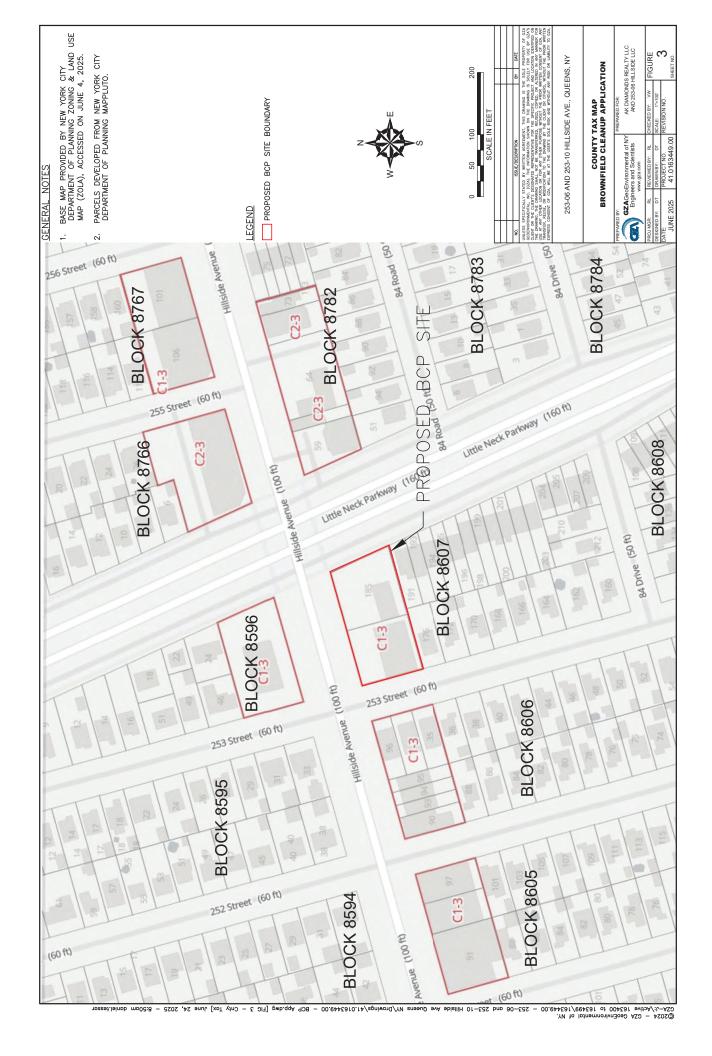
Type: Indicates whether sample was a sub-slab, indoor air, or outdoor air sample

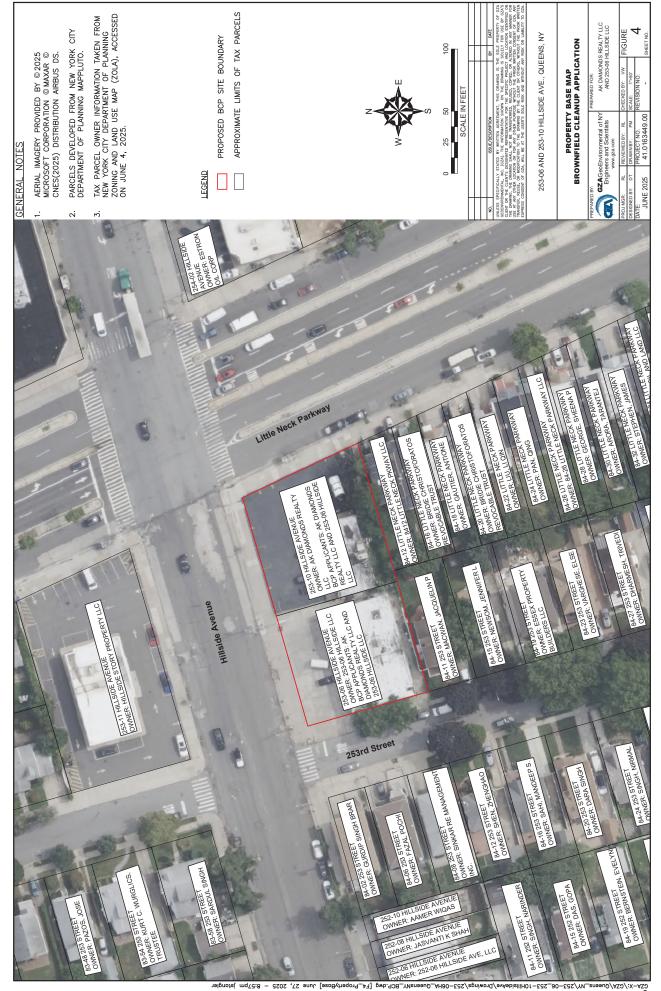


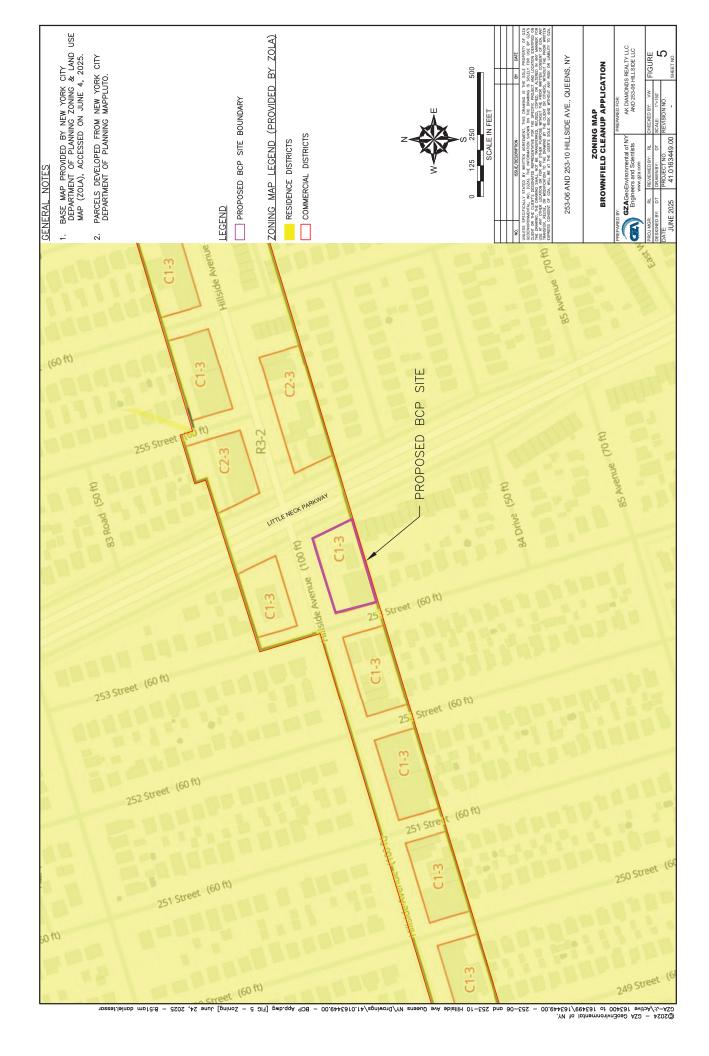


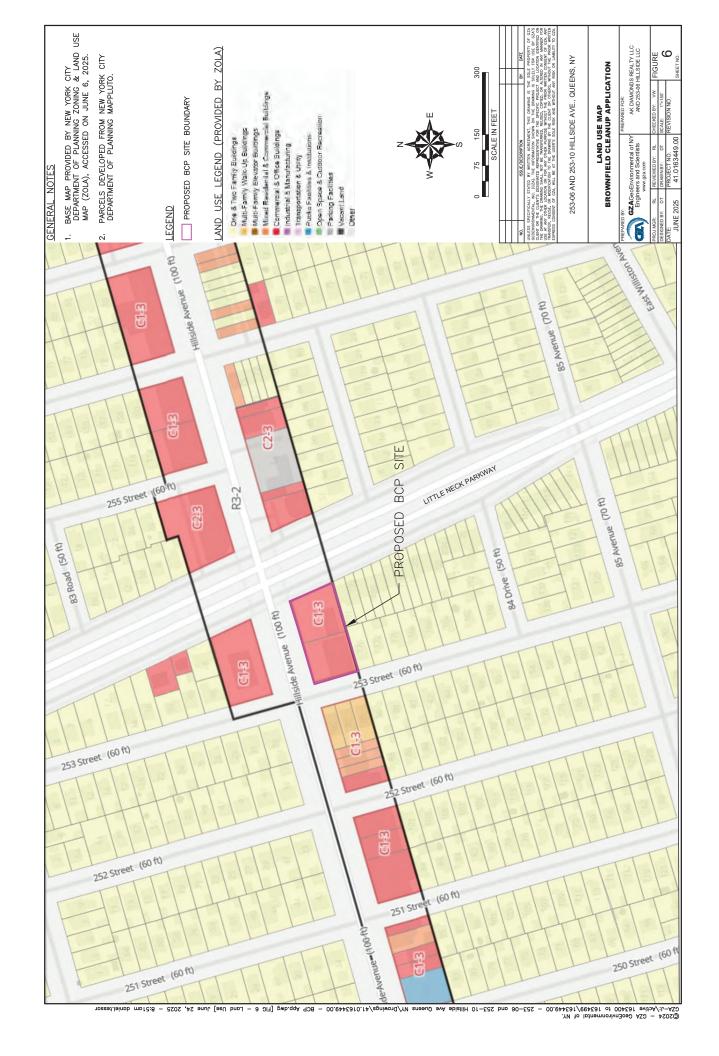
FIGURES











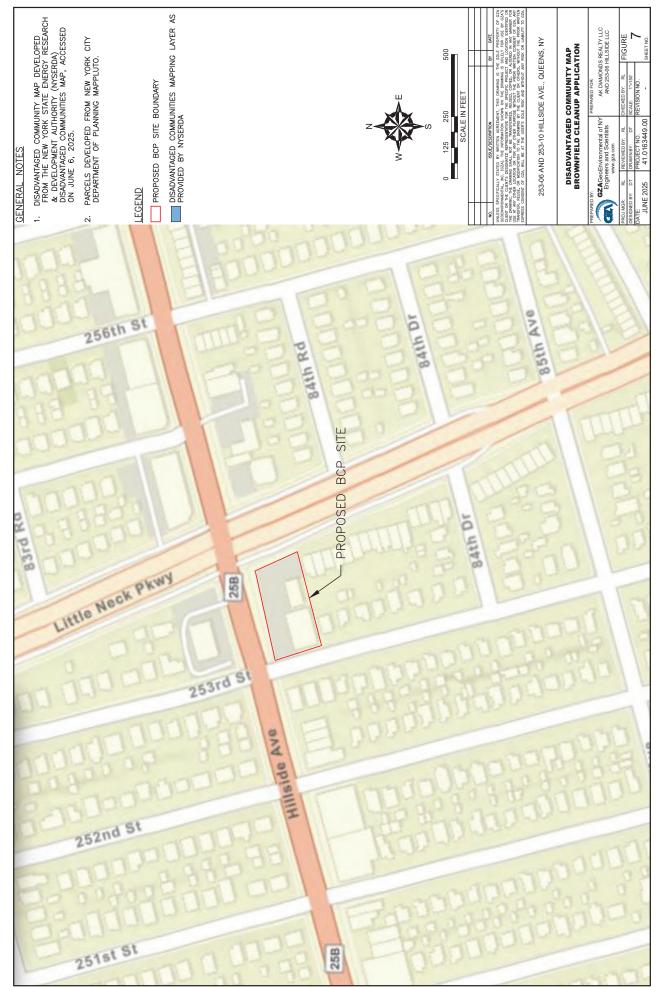






EXHIBIT APROPERTY DEED & SURVEY

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.



2025042100697001001E233A

RECORDING AND ENDORSEMENT COVER PAGE

PAGE 1 OF 5

Document ID: 2025042100697001 Document Date: 04-15-2025 Preparation Date: 04-21-2025

Document Type: DEED Document Page Count: 4

PRESENTER:

Borough

ISLAND ABSTRACT INC. IA08567Q24CP 1975 HEMPSTEAD TURNPIKE, STE 401 EAST MEADOW, NY 11554 516-248-9797

carmella@islandabstractny.com

RETURN TO:

ISLAND ABSTRACT INC. IA08567Q24CP 1975 HEMPSTEAD TURNPIKE, STE 401 EAST MEADOW, NY 11554 516-248-9797

carmella@islandabstractny.com

PROPERTY DATA
Block Lot Unit Address

QUEENS 8607 180 Entire Lot 253-06 HILLSIDE AVENUE

Property Type: COMMERCIAL REAL ESTATE

CROSS	REFEREN	CE DATA
CIVODS	KELEKEN	CEDAIA

CRFN______ or DocumentID_____ or ____ Year___ Reel__ Page____ or File Number____

GRANTOR/SELLER:

HILLSIDE 253, LLC 1044 FRANKLIN AVENUE GARDEN CITY, NY 11530

PARTIES

GRANTEE/BUYER: 253-06 HILLSIDE LLC 21 FAIRBANKS BLVD WOODBURY, NY 11797-2603

FEES AND TAXES

		i i
Mortgag	e :	
Mortgage	Amount:	\$ 0.00
Taxable N	Mortgage Amount:	\$ 0.00
Exemptio	n:	
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
Record	ing Fee:	\$ 57.00
Affidav	rit Fee:	\$ 0.00

Filing Fee:

\$ 250.00

NYC Real Property Transfer Tax:

\$ 73,316.25

NYS Real Estate Transfer Tax:
\$ 18,154.50

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

CITY OF NEW YORK

Recorded/Filed 04-22-202

Recorded/Filed 04-22-2025 09:09 City Register File No.(CRFN):

2025000107868

City Register Official Signature

BARGAIN AND SALE DEED WITH COVENANT AGAINST GRANTOR'S ACTS

THIS INDENTURE, made the day of April, 2025, between Hillside 253, LLC, a Delaware limited liability company, with its principal offices at 1044 Franklin Avenue, Garden City, New York 11530 (hereinafter referred to as "party of the first part") and 253-06 Hillside LLC, a New York limited liability company, with its principal offices located at 21 Fairbanks Blvd., Woodbury, New York 11797 (hereinafter "party of the second part").

WITNESSETH, that the party of the first part, in consideration of ten dollars, and other valuable consideration paid by 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, City and State of New York, bounded and described as follow:

See Schedule A annexed hereto and made a part hereof;

SUBJECT to covenants, easements, reservations, restrictions and rights of way of record in force.

BEING the same property conveyed to the Party of the First Part by Deed dated October 15, 2009 and recorded in the Office of the Register of Queens County on November 10, 2009, under CRFN:2009000367688.

Premises herein are known as Block 8607, Lot 180 on the current New York City Land and Tax Map.

Street address of above property is 253-06 Hillside Avenue, Bellrose, New York.

TOGETHER with all right, title and interest, if any, of the party of the first part in and to the land lying in the bed of any street or highway adjoining the above-described premises to the center line 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, and its heirs, successors and assigns 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, hereby covenants that the party of the first part will receive the consideration for this conveyance and will

Fidelity National Title Insurance Company

Title Number: IA08567Q24CP

Page 1

SCHEDULE A DESCRIPTION

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

BEGINNING at the corner formed by the intersection of the southerly side of Hillside Avenue with the easterly side of 253rd Street;

RUNNING THENCE Easterly, along the southerly side of Hillside Avenue, 91.54 feet;

THENCE Southerly, parallel with 253rd Street, 100.2 feet;

THENCE Westerly, parallel with Hillside Avenue, 91.54 feet;

THENCE Northerly, along the easterly side of 253rd Street, 100.2 feet to the point or place of BEGINNING.

FOR CONVEYANCES ONLY:

The policy to be insured under this report will insure title to such buildings and improvements erected on the premises, which by law constitute real property.

Together with all the right, title and interest of the party of the first part of in, and to the land lying in the street in front of and adjoining the premises.

hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of 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" whenever the sense of the 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:

HILLSIDE 253, LLC

By: Suzanne Rueck, Managing Member

STATE OF NEW YORK, COUNTY OF NASSAU, ss.

On the 15 day of April, 2025, before me, the undersigned, personally appeared Suzanne Rueck, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

> Notary Public My commission expires on

> > STEVEN BETSCH

Shorket

Notary Public, State of New York
No. 01BE6283351
Qualified in Nassau County
Commission Expires June 3, 20 24

BARGAIN AND SALE DEED WITH COVENANT AGAINST GRANTOR'S ACTS

HILLSIDE 253, LLC

to

253-06 HILLSIDE LLC

SECTION:

BLOCK:

8607

LOT:

180

COUNTY:

QUEENS

ADDRESS: 253-06 HILLSIDE AVE.

BELLROSE, NEW YORK

Record and return to:

Law Offices of Matthew Tannenbaum 825 East Gate Blvd. Suite 308 Garden City, N.Y. 11530

NYC DEPARTMENT OF FINANCE OFFICE OF THE CITY REGISTER



2025042100697001001SEDBB

SUPPORTING DOCUMENT COVER PAGE

PAGE 1 OF 1

Page Count

Document ID: 2025042100697001

Document Date: 04-15-2025

Preparation Date: 04-21-2025

Document Type: DEED

ASSOCIATED TAX FORM ID: 2025041000561

SUPPORTING DOCUMENTS SUBMITTED:

DEP CUSTOMER REGISTRATION FORM FOR WATER AND SEWER BILLING

RP - 5217 REAL PROPERTY TRANSFER REPORT

SMOKE DETECTOR AFFIDAVIT

1



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: 8607

LOT: 180

(2) Property Address: 253-06 HILLSIDE AVENUE, QUEENS, NY 11426

(3) Owner's Name:

253-06 HILLSIDE LLC

Additional Name:

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 to provide us with the other party's information.

Owner's Approval:

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

Print Name of Owner

Signature: X

15/25 Date (mm/dd/yyyy)

Name and Title of Person Signing for Owner, if applicable

BCS-7CRF-ACRIS REV. 8/08

FOR CITY USE ONLY C1. County Code C2. Date Deed C4. Page C5. CRFN	STATE OF STATE BOARD OF REA	TRANSFER REPORT NEW YORK LL PROPERTY SERVICES 217NYC
PROPERTYINFORMATION		
1. Property 253-06 HILLSIDE AVENUE STREET NUMBER STREET NAME	QUEENS	11426 ZIP CODE
2. Buyer 253-06 HILLSIDE LLC LAST NAME / COMPANY	FIRST NAME	
LAST NAME / COMPANY	FIRST NAME	
3. Tax Indicate where future Tax Bills are to be sent Billing if other than buyer address (at bottom of form) LAST NAME / COMPAN	Y 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 5. Deed 4. Indicate the number of Assessment 1 # of Parcels OR	Part of a Parcel 4A. Planning Board Approval - N 4B. Agricultural District Notice - Check the boxes below as they	A for NYC N/A for NYC
Property X DEPTH OR A	6. Ownership Type is Condominiu 7. New Construction on Vacant L	
8. Seller HILLSIDE 253, LLC Name LAST NAME / COMPANY	FIRST NAME	
	FIRST NAME Derty at the time of sale: E Commercial G Entertainment / Amusement Apartment H Community Service	I Industrial J Public Service
SALE INFORMATION 10. Sale Contract Date \[\begin{array}{cccccc} 1 & / & 14 & / & 202 \\ & & & & & & & & & & & & & & & & & &	14. Check one or more of these conditions as 5	ves
11. Date of Sale / Transfer Left Month Day Year	D Buyer or Seller is Government Agency or E Deed Type not Warranty or Bargain and	Sale (Specify Below)
12. Full Sale Price \$ 2 7 9 3 0 0		axable Status and Sale Dates
(Full Sale Price is the total amount paid for the property including personal proper This payment may be in the form of cash, other property or goods, or the assump mortgages or other obligations.) Please round to the nearest whole dollar amount	otion of I Other Unusual Factors Affecting Sale Price	
13. Indicate the value of personal property included in the sale		
ASSESSMENT INFORMATION - Data should reflect the latest Final Asse	ssment Roll and Tax Bill	
15. Building Class $oxed{K, 1}$ 16. Total Assessed Value (of all	parcels in transfer) 4	7 5 2 0 0
17. Borough, Block and Lot / Roll Identifier(s) (If more than three, attach s	sheet with additional identifier(s))	
QUEENS 8607 180		

							_
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.						
(4) Wrendert	BUYER	1	4/15/28	TANNÉ	BUYER'S A	HATTHEW	
21 FAIRBANKS BLV			DATE	S16		FIRST NAME 1237	
STREET NUMBER	STREET NAME (AFTER	R SALE)		AREA CODE	TELEPHONE NUMBER	R	
WOOD	BURY	NY	11797-2603	(A)	SELLER	Mann 4/15/20	/
CITY OR TOWN	·	STATE	ZIP CODE	SELLER SIGNATURE		D , DATE	

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

State of New York

County of 10 100 100 100				
The undersigned, being duly sworn, depose	and say under pe	enalty of perjury that	they are the grant	or and grantee of
the real property or of the cooperative share.			•	T
	LSIDE AVENU		1 1 7	
	et Address Unit/Apt.			
QUEENS Borough	New York,	8607 Block	180 (the	e "Premises");
compliance with the provisions of Article 6 the City of New York concerning smoke det That they make affidavit in compliance v signatures of at least one grantor and one grantor and one grantor of Grantor (Type or Print)	ecting devices;	City Administrative d, and must be notarized.	Code Section 11 zed).	1-2105 (g). (The
Signature of Grantor Sworn to before me	y mule.	worn to before me	nature of Grantee	_
this / S day of APRIC STEVEN BET Notary Public, State No. 01BE628 Qualified in Nassa Commission Expires	of New York 33351 au County	is 15 day of	STEVEN Notary Public, S No. 01BE Qualified in N	tate of New York

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.

Commission Expires June 3, 20 2

Island Abstract Inc.

1975 Hempstead Tpke, Suite 401, East Meadow, NY 11554 • Phone No. 516-248-9797 • Fax No. 516-248-9703

April 11, 2025

Matthew K. Tannenbaum, Esq. Law Office of Matthew K. Tannenbaum matt@mtanlaw.com

Re: Title No.: IA08567Q24CP

Premises: 253-06 Hillside Avenue, Bellerose NY 11426 (Queens County)

Owner(s): Hillside 253 LLC

Buyer(s): RS Gold Partners LLC

Other(s): Gurindar Singh Babbar Suzanne Rueck Patricia Rueck-Norberto

Reference: RS Gold Partners LLC from Hillside 253 LLC

Dear Sir or Madam:

Enclosed find the following items with reference to the above entitled matter:

Survey Print, Survey Reading, Description of Premises

Kindly annex same to your report and consider it a part thereof.

If you have any questions, or if we can be of any further assistance, please do not hesitate to contact the undersigned. Thank you.

Very truly yours,

Dina Sputo

DS

Encl.

cc: Henry E. Green, Esq.

Law Offices of Henry E. Green

hegesq@yahoo.com

Matthew K. Tannenbaum, Esq.

Law Office of Matthew K. Tannenbaum

matt@mtanlaw.com

Alexander D. Phillips

Island Abstract Inc.

alexphillips@islandabstractny.com

REF. NO. Q8607-180

MAP OF PROPERTY SITUATED IN

BELLEROSE

QUEENS COUNTY, N.Y.

TAX SECT.: 38 TAX BLOCK: 8607 TAX LOT(S): 180

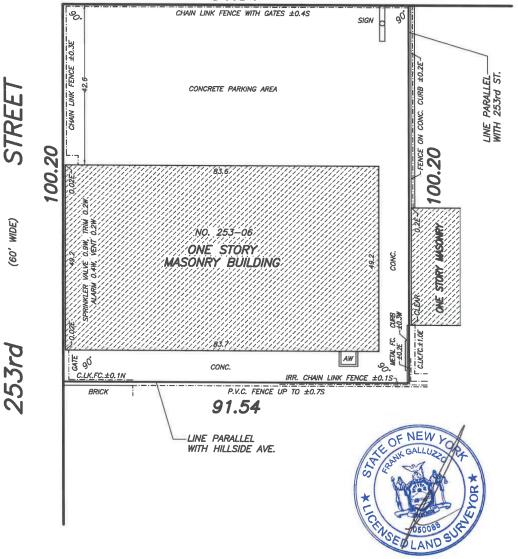


HILLSIDE

(100' WIDE)

AVENUE

91.54



SCALE: 1"=20'

SURVEYED: APRIL 7, 2025

UNAUTHORIZED ALTERATIONS AND/OR ADDITIONS TO THIS SURVEY BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW, COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYORS INKED OR EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE A VALID TRUE COPY. CERTIFICATIONS INDICATED HEREON SHALL RUIN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED, THE ITILE COMPANY, THE COVERNMENTAL AGENCY AND THE LENDING INSTITUTION LISTED ON THIS SURVEY MAP. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS AND/OR SUBSEQUENT OWNERS, FENCE OFFSETS TAKEN AT POSTS. ENCROACHMENTS OR VAULTS BELOW SURFACE ARE NOT SHOWN. THIS SURVEY IS SUBJECT TO ANY COVENANTS, RESTRICTIONS AND ESSEMENT THAT AN ABSTRACT OF TITLE MAY REVEAL. OFFSETS AND DIMENSIONS HEREON ARE FOR A SPECIFIC PURPOSE AND ARE NOT TO BE USED IN THE ERECTION OF ADDITIONAL STRUCTURES, FENCES OR OTHER IMPROVEMENTS.

CERTIFIED TO: TITLE NO. IA08567Q24CP FIDELITY NATIONAL TITLE INSURANCE COMPANY ISLAND ABSTRACT INC. FS GOLD PARTNERS LLC

Empire State Land Surveyor, P.C.

Frank I. Galluzzo Professional Land Surveyor
Records of Albert A. Bianco - Barry M. Fahrer - Robert B. Holzman
Stephen J. Reid - M. Berry Carman - G. W. Haviland - Vandewater & Lapp
Robert E. Carlin - William J. Daly - Fransen & Mantari - Carter B. Harris
Francis J. Hickey - William K. Morse - Ludwig Riemenschneider
1005 Glen Cove Avenue, Glen Head, NY, 11545
empiresurveys@aol.com | (516)-240-6901

© 2025 ALL RIGHTS RESERVED

SURVEY READING

Title Number: IA08567Q24CP

Survey made by Empire State Land Surveyor, P.C. dated April 7, 2025 shows the following variations, defects, and/or encroachments which are excepted from coverage of the Policy:

- a. The following project west over the westerly record line into the bed of 253rd Street:
 - 1. Sprinkler valve 0.9 feet
 - 2. Trim 0.2 feet
 - 3. Alarm 0.4 feet
 - 4. Vent 0.2 feet
- b. Fences vary with record lines.

For Information: The survey also shows improvements within lines of record title including a one-story masonry building with awning, concrete parking area and sign.

Fidelity National Title Insurance Company

Title Number: IA08567Q24CP

Page 1

SCHEDULE A DESCRIPTION

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

BEGINNING at the corner formed by the intersection of the southerly side of Hillside Avenue with the easterly side of 253rd Street;

RUNNING THENCE Easterly, along the southerly side of Hillside Avenue, 91.54 feet;

THENCE Southerly, parallel with 253rd Street, 100.2 feet;

THENCE Westerly, parallel with Hillside Avenue, 91.54 feet;

THENCE Northerly, along the easterly side of 253rd Street, 100.2 feet to the point or place of BEGINNING.

FOR CONVEYANCES ONLY:

The policy to be insured under this report will insure title to such buildings and improvements erected on the premises, which by law constitute real property.

Together with all the right, title and interest of the party of the first part of in, and to the land lying in the street in front of and adjoining the premises.

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.



2025042100531001003EC635

RECORDING AND ENDORSEMENT COVER PAGE

PAGE 1 OF 5

Document ID: 2025042100531001 Document Date: 04-15-2025 Preparation Date: 04-21-2025

Document Type: DEED Document Page Count: 4

PRESENTER:

ISLAND ABSTRACT INC. IA.08566Q24CP 1975 HEMPSTEAD TURNPIKE, STE 401 EAST MEADOW, NY 11554 516-248-9797

carmella@islandabstractny.com

RETURN TO:

ISLAND ABSTRACT INC. IA.08566Q24CP 1975 HEMPSTEAD TURNPIKE, STE 401 EAST MEADOW, NY 11554 516-248-9797 carmella@islandabstractny.com

PROPERTY DATA

Borough Block Lot Unit Address

QUEENS 8607 185 Entire Lot 253-10 HILLSIDE AVENUE

Property Type: COMMERCIAL REAL ESTATE

			CRO	SS REFERENCE	DATA			
CRFN	or	DocumentID	or	Year_	Reel	Page	or	File Number

GRANTOR/SELLER:

RUECK REALTY, L.P. 1044 FRANKLIN AVENUE GARDEN CITY, NY 11530

PARTIES

GRANTEE/BUYER: AK DIAMONDS REALTY LLC 21 FAIRBANKS BOULEVARD WOODBURY, NY 11797

FEES AND TAXES

Mortgag	e:	
Mortgage	Amount:	\$ 0.00
Taxable 1	Mortgage Amount:	\$ 0.00
Exemption	on:	
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
Record	ing Fee:	\$ 57.00
Affidav	rit Fee:	\$ 0.00

Filing Fee: \$ 250.00

NYC Real Property Transfer Tax:

\$ 55,308.75

NYS Real Estate Transfer Tax:

\$ 13,695.50

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

CITY OF NEW YORK

Recorded/Filed 04-21-2025 15:09 City Register File No.(CRFN):

2025000107465

City Register Official Signature

BARGAIN AND SALE DEED WITH COVENANT AGAINST GRANTOR'S ACTS

THIS INDENTURE, made the day of April, 2025, between Rueck Realty L.P., a New York limited partnership, with its principal offices at 1044 Franklin Avenue, Garden City, New York 11530 (hereinafter referred to as "party of the first part") and AK DIAMONDS REALTY LLC, a New York limited liability company, with its principal offices located at 21 Fairbanks Blvd., Woodbury, New York 11797 (hereinafter "party of the second part").

WITNESSETH, that the party of the first part, in consideration of ten dollars, and other valuable consideration paid by 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, City and State of New York, bounded and described as follow:

See Schedule A annexed hereto and made a part hereof;

SUBJECT to covenants, easements, reservations, restrictions and rights of way of record in force.

BEING the same property conveyed to the Party of the First Part by Deed dated October 15, 2009 and recorded in the Office of the Register of Queens County on October 15, 2009, under document no. 2009000355072.

Premises herein are known as Block 8607, Lot 185 on the current New York City Land and Tax Map.

Said Premises being known as and by the Street number of 253-10 Hillside Avenue, Bellrose, New York 11426.

TOGETHER with all right, title and interest, if any, of the party of the first part in and to the land lying in the bed of any street or highway adjoining the above-described premises to the center line 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, and its heirs, successors and assigns 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, hereby

Fidelity National Title Insurance Company

Title Number: IA08566Q24CP

Page 1

SCHEDULE A DESCRIPTION

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

BEGINNING at the corner formed by the intersection of the westerly side of Little Neck Parkway with the southerly side of Hillside Avenue;

RUNNING THENCE Southerly, along the westerly side of Little Neck Parkway, 101.52 feet;

THENCE Westerly, parallel with Hillside Avenue, 116.29 feet;

THENCE Northerly, perpendicular to Hillside Avenue, 100.20 feet;

THENCE Easterly, along the southerly side of Hillside Avenue, 100.00 feet to the point or place of BEGINNING.

FOR CONVEYANCES ONLY:

The policy to be insured under this report will insure title to such buildings and improvements erected on the premises, which by law constitute real property.

Together with all the right, title and interest of the party of the first part of in, and to the land lying in the street in front of and adjoining the premises.

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 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" whenever the sense of the 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:

Rueck Realty L.P.

By: Suzanne Rueck, General Partner

STATE OF NEW YORK, COUNTY OF NASSAU, ss.

On the S day of April, 2025, before me, the undersigned, personally appeared Suzanne Rueck, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her capacity, and that by her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

Notary Public My commission expires on

Stem Keds R

STEVEN BETSCH Notary Public, State of New York No. 01BE6283351

Qualified in Nassau County Commission Expires June 3, 20 2-5

BARGAIN AND SALE DEED WITH COVENANT AGAINST GRANTOR'S ACTS

RUECK REALTY L.P.

to

AK DIAMONDS REALTY LLC

SECTION:

BLOCK:

8607

LOT:

185

COUNTY:

QUEENS

ADDRESS: 253-10 HILLSIDE AVE. BELLROSE, NEW YORK

Record and return to:

Law Offices of Matthew Tannenbaum 825 East Gate Blvd. Suite 308 Garden City, N.Y. 11530

NYC DEPARTMENT OF FINANCE OFFICE OF THE CITY REGISTER



2025042100531001003S08B4

SUPPORTING DOCUMENT COVER PAGE

PAGE 1 OF 1

Page Count

Document ID: 2025042100531001

Document Date: 04-15-2025

Preparation Date: 04-21-2025

Document Type: DEED

ASSOCIATED TAX FORM ID: 2025041000574

SUPPORTING DOCUMENTS SUBMITTED:

DEP CUSTOMER REGISTRATION FORM FOR WATER AND SEWER BILLING

RP - 5217 REAL PROPERTY TRANSFER REPORT

SMOKE DETECTOR AFFIDAVIT

1



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

	Pro	operty and Own	er Information:			
	(1)	Property receiving	service: BOROUGH: (QUEENS	BLOCK: 8607	LOT: 185
	(2)	Property Address:	253-10 HILLSIDE AVE	ENUE, QUEENS, NY 11426	ì	
	(3)	Owner's Name:	AK DIAMONDS REALT	YLLC		
		Additional Name:				
Affirn	natior	1:		· · · ·		
	/	Your water & sewe	bills will be sent to the	e property address show	n above.	
		Billing Informati	on:		_	
Ple	ease N	lote:				
A.	sewer other charg to pay	r service. The owner arrangement, or an es constitute a lien or such charges wher	r's responsibility to pa y assignment of respo on the property until pa	sibility of the owner of a say such charges is not a consibility for payment of aid. In addition to legal a seclosure of the lien by the Termination.	affected by any lease, such charges. Water a action against the owne	license or and sewer er, a failure
В.	B. Original bills for water and/or sewer service will be mailed to the owner, at the property address or to an alternate mailing address. DEP will provide a duplicate copy of bills to one other party (such as a managing agent), however, any failure or delay by DEP in providing duplicate copies of bills shall in no way relieve the owner from his/her liability to pay all outstanding water and sewer charges. Contact DEP at (718) 595-7000 during business hours or visit www.nyc.gov/dep to provide us with the other party's information.					
Owne	r's A _l	pproval:				
has	read a	and understands Pai	agraphs A & B under	of the property receiving the section captioned "C n is true and complete to	ustomer Billing Informa	ation": and that the
Pri	nt Nam	e of wner:	∇			
Sig	nature:	(X) An	<i>y</i>	Dat	e (mm/dd/yyyy)	
Nar	Name and Title of Person Signing for Owner, if applicable:					

BCS-7CRF-ACRIS REV. 8/08

C1. County Code C1. C2. Date Deed C2. Date Deed C3. Book C3. Book C4. Page C5. CRFN	REAL PROPERTY TRANSFER REPORT STATE OF NEW YORK STATE BOARD OF REAL PROPERTY SERVICES RP - 5217NYC
PROPERTYINFORMATION	
1. Property 253-10 HILLSIDE AVENUE STREET NUMBER STREET NAME	QUEENS 11426 BOROUGH ZIP CODE
2. Buyer Name AK DIAMONDS REALTY LLC LAST NAME / COMPANY	FIRST NAME
LAST NAME / COMPANY	FIRST NAME
3. Tax Indicate where future Tax Bills are to be sent Billing if other than buyer address (at bottom of form) LAST NAME / COMPANY LAST NAME / COMPANY	FIRST NAME
STREET NUMBER AND STREET NAME CITY OF T	TOWN STATE ZIP CODE
4. Indicate the number of Assessment Roll parcels transferred on the deed # 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 RUECK REALTY, L.P. Name LAST NAME / COMPANY	FIRST NAME
LAST NAME / COMPANY 9. Check the box below which most accurately describes the use of the property at	FIRST NAME
A One Family Residential C Residential Vacant Land E Non-Residential Vacant Land F	Commercial G Entertainment / Amusement I Industrial Apartment H Community Service J Public Service
SALE INFORMATION	14. Check one or more of these conditions as applicable to transfer:
10. Sale Contract Date 1 / 14 / 2025 Month Day Year	A Sale Between Relatives or Former Relatives B Sale Between Related Companies or Partners in Business
11. Date of Sale / Transfer 4 / 15 / 2025 Month Day Year	C One of the Buyers is also a Seller Buyer or Seller is Government Agency or Lending Institution E Deed Type not Warranty or Bargain and Sale (Specify Below)
12. Full Sale Price \$	F Sale of Fractional or Less than Fee Interest (Specify Below) G Significant Change in Property Between Taxable Status and Sale Dates
(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.	H Sale of Business is Included in Sale Price I Other Unusual Factors Affecting Sale Price (Specify Below) J None
13. Indicate the value of personal property included in the sale	
ASSESSMENT INFORMATION - Data should reflect the latest Final Assessmen	nt Roll and Tax Bill
15. Building Class $oxed{K,1}$ 16. Total Assessed Value (of all parce	4 4 3 2 5 0
17. Borough, Block and Lot / Roll Identifier(s) (If more than three, attach sheet w	with additional identifier(s))
QUEENS 8607 185	[]

CERTIFICATION		aking of any v	villful false statement of		ect (to the best of my knowledge and belief) and will subject me to the provisions of the penal law relative to
H) W)	BUYER		4/15/25	TANNEN	BUYER'S ATTORNEY BASH MARTHEW
21 FAIRBANKS BOUL			DATE	516	685 1234
STREET NUMBER	STREET NAME (AFTER	SALE)		AREA CODE	TELEPHONE NUMBER
WOODE	BURY	NY	11797	(4) <u> </u>	SELLER 4/15/21

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

State of New York	
County of NASSAN	
The undersigned, being duly sworn, depose and say under the real property or of the cooperative shares in a cooperative share share shares in a cooperative share share shares in a cooperative share share shares in a cooperative share shares in a cooperative share shares in a cooperative share share share shares in a cooperative share share share share shares in a cooperative share share share share share shares in a cooperative share	ENUE ,,
QUEENS New York,	0607 105
two-family dwelling, and that installed in the Premises	a cooperative apartment or condominium unit in a one- or is an approved and operational smoke detecting device in er 17 of Chapter 1 of Title 27 of the Administrative Code of es;
That they make affidavit in compliance with New Yosignatures of at least one grantor and one grantee are requ	ork City Administrative Code Section 11-2105 (g). (The uired, and must be notarized).
Rueck Report UP Name of Grantor (Type or Print) Signature of Grantor	Name of Grantee (Type or Print) Signature of Grantee
Sworn to before me this S day of APICIC 2027 STEVEN BETSCH Notary Public, State of New York No. 01BE6283351 Qualified in Nassau County Commission Expires June 3, 20 20	Sworn to before me this day of STEVEN BETSCH Notary Public, State of New York No. 01BE6283351 Qualified in Nassau County Commission Expires June 3, 20 24

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.

Island Abstract Inc.

1975 Hempstead Tpke, Suite 401, East Meadow, NY 11554 • Phone No. 516-248-9797 • Fax No. 516-248-9703

April 11, 2025

Matthew K. Tannenbaum, Esq. Law Office of Matthew K. Tannenbaum matt@mtanlaw.com

Re: Title No.: IA08566Q24CP

Premises: 253-10 Hillside Avenue, Bellerose NY 11426 (Queens County)

Owner(s): Rueck Realty L.P.

Buyer(s): AK Diamonds Realty LLC Other(s): Gurindar Singh Babbar

Reference: AK Diamonds Realty LLC from Rueck Realty L.P.

Dear Sir or Madam:

Enclosed find the following items with reference to the above entitled matter:

Survey Print, Survey Reading, Description of Premises

Kindly annex same to your report and consider it a part thereof.

If you have any questions, or if we can be of any further assistance, please do not hesitate to contact the undersigned. Thank you.

Very truly yours,

Dina Sputo

DS

Encl.

cc: Matthew K. Tannenbaum, Esq.

Law Office of Matthew K. Tannenbaum

matt@mtanlaw.com

Henry E. Green, Esq.

Law Offices of Henry E. Green

hegesq@yahoo.com

Alexander D. Phillips

Island Abstract Inc.

alexphillips@islandabstractny.com

MAP OF PROPERTY SITUATED IN

BELLEROSE

QUEENS COUNTY, N.Y.

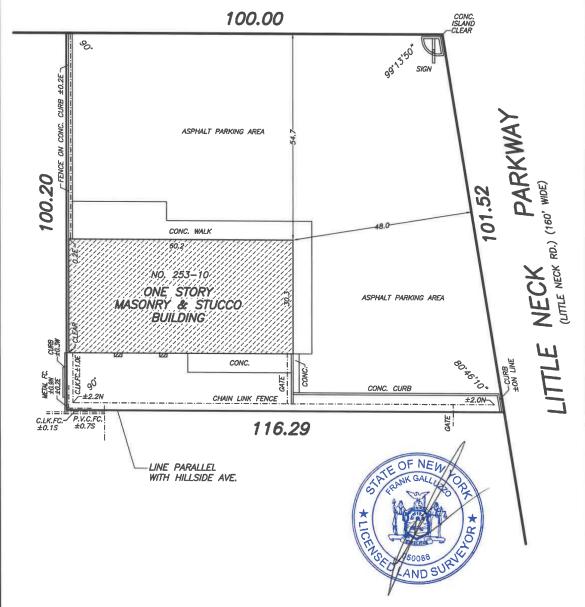
TAX SECT.: 38 TAX BLOCK: 8607 TAX LOT(S): 185



HILLSIDE

(100' WIDE)

AVENUE



SCALE: 1"=20'

SURVEYED: APRIL 7, 2025

UNAUTHORIZED ALTERATIONS AND/OR ADDITIONS TO THIS SURVEY BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW. COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYORS INKED OR EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE A VALID TRUE COPY. CERTIFICATIONS INDICATED HEREON SHALL RUIN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED, THE TITLE COMPANY, THE GOVERNMENTAL AGENCY AND THE LENDING INSTITUTION LISTED ON THIS SURVEY MAP. CERTIFICATIONS ARE NOT TRANSFERBALE TO ADMINAL INSTITUTIONS AND/OR SUBSEQUENT OWNERS, FENCE OFFSETS TAKEN AT POSTS. ENCROACHMENTS OR VAULTS BELOW SURFACE ARE NOT SHOWN. THIS SURVEY IS SUBJECT TO ANY COVENANTS, RESTRICTIONS AND EASEMENT THAT AN ABSTRACT OF TITLE MAY REVEAL, OFFSETS AND DIMENSIONS HEREON ARE FOR A SPECIFIC PURPOSE AND ARE NOT TO BE USED IN THE ERECTION OF ADDITIONAL STRUCTURES, FENCES OR OTHER IMPROVEMENTS.

CERTIFIED TO: TITLE NO. IAO8566Q24CP FIDELITY NATIONAL TITLE INSURANCE COMPANY ISLAND ABSTRACT INC. AK DIAMONDS REALTY LLC

Empire State Land Surveyor, P.C.

Frank I. Galluzzo Professional Land Surveyor
Records of Albert A. Bianco - Barry M. Fahrer - Robert B. Holzman
Stephen J. Reid - M. Berry Carman - G. W. Haviland - Vandewater & Lapp
Robert E. Carlin - William J. Daly - Fransen & Mantari - Carter B. Harris
Francis J. Hickey - William K. Morse - Ludwig Riemenschneider
1005 Glen Cove Avenue, Glen Head, NY, 11545
empiresurveys@aol.com | (516)-240-6901

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SURVEY READING

Title Number: IA08566Q24CP

Survey made by Empire State Land Surveying, P.C. dated April 7, 2025 shows the following variations, defects, and/or encroachments which are excepted from coverage of the Policy:

- a. Chain link fence along the south varies up to 2.2 feet north of record line. For owner's policy: Owner may be out of possession to that strip or gore of land lying between the fence on the south and the southerly record line. Policy will except loss or damage by reason of any dispute with owner of premises adjoining on the south regarding location of fence or boundary line or any claim by said adjoining owner of title to any part of insured Land lying south of fence shown on survey.
- b. Other fences vary with record lines.

For Information: The survey also shows improvements within lines of record title including a one-story masonry and stucco building with asphalt parking area and sign.

Fidelity National Title Insurance Company

Title Number: IA08566Q24CP

Page 1

SCHEDULE A DESCRIPTION

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

BEGINNING at the corner formed by the intersection of the westerly side of Little Neck Parkway with the southerly side of Hillside Avenue;

RUNNING THENCE Southerly, along the westerly side of Little Neck Parkway, 101.52 feet;

THENCE Westerly, parallel with Hillside Avenue, 116.29 feet;

THENCE Northerly, perpendicular to Hillside Avenue, 100.20 feet;

THENCE Easterly, along the southerly side of Hillside Avenue, 100.00 feet to the point or place of BEGINNING.

FOR CONVEYANCES ONLY:

The policy to be insured under this report will insure title to such buildings and improvements erected on the premises, which by law constitute real property.

Together with all the right, title and interest of the party of the first part of in, and to the land lying in the street in front of and adjoining the premises.



EXHIBIT BHISTORICAL ENVIRONMENTAL INFORMATION

November 2024 Soil Vapor Intrusion Investigation

Phoenix Environmental Laboratories, Inc. 587 East Middle Tumpile P.O. Box 270	Lab Sample Id			CRIE			C191114	CASI	-	CR98887		Сирина	•		CHREE		CRISS		CRIMANS
Manchester, CT06040 (860)645-2102	Collection Date Client Id Matrix			11/1/ 1A-1 (00		11/1/24 55-1 (B) Air	11/ 55-	2 (8)	11/1/24 55-3 (B) Air		11/1/24 1A-1 (A) Air			11/1/ 15-1 (11/1/ 55-2 (55-5 (A) Air
Project Id : A676-QUNY A677-QUNY	CAS	Units	NYSDOH Air Guidance Values	Benit	RL.	NYSDOH AIR Matria	Result RL	Result		Result B	NYSDOH Air Guiden	Result 1		NYSDOH AV Matrix	lend:	11	Beneit	81	Ben/t B
A Company of the Comp				-	T								П						
Voletiles (1015) By TO15 1.1.1.2 Tetrachisroethane	610-20-6	ua/m3		+1.00	1.00		*5.00 S.0	45.00	5.00	13.6 5	20	<1.00	1.00		45.00	5.00	<5.00	5.00	45.00 S
1.1.1-Trichlocouthane	71-55-6	ug/m3					<5.00 S.0		5.00	<5.00 5			1.00			5.00	45.00		43.00 \$
1,1,2,3-Tetrachiproethane	79-34-5	ug/m3		e1.00	1.00	-	<5.00 5.0	0 45.00	5.00	«5.00 S	00	<1.00	00	1.74		5.00	×5.00	5.00	45.00 5
1,1,2-Trichloroethane	79-00-5	ug/m li		41.00	1.00		45.00 5.0		5.00	<5.00 S	3.5	100000000000000000000000000000000000000	1.00		45.00		<5.00		45.00 \$
1,1-Orchioroethane 1,1-Orchioroethane	75-34-3	NEW 2		11.00	0.20	*	<5.02 5.0 <1.00 1.0		1.00	<5.02 5 <1.00 1	17		1.00		41.00		<5.02 <1.00		41.00 1
1.2.4-Trichlorobensene	120-42-1	ug/m3		41.00	1.00		45,00 5.0		3.00	45.00 S			1.00		<5.00			3.00	45.00 5
1.2.4 Trimethy/bensene	95436	ug/m2		41.00	1.00	D	45.01 3.0		501	e5.01 5		Contraction and Contraction of Contr	00	b	45.01			5.01	45.01 5
1,2-Disromoethane(CCG)	106-91-4	uginā		41.00	1.00		45.00 5.0	0 4500	5.00	45.00 5	00		00	1.00	45.00	5,00	45.00	5.00	45.00 5
1,2-Oichlorobenzene	95-50-1	ugimā		41.00	1.00		45.00 5.0		5.00	<5.00 5			00.0		<5.00			5.00	<5.00 S
1,2-Dichloroethane	107-06-2	ughnä		< 1.00	1.00		45.02 5.0		5.02	45.02 S			00		<5.02		45.02 44.99	5.02	45.02 S
1,2-dichloropropene 1,2-Dichlorotetrafuoroethane	76-14-2	ugim3		+1.00	1.00		<4.09 4.3 <5.00 5.0		5.00	<5.00 5		4 4 1 4 1	00.0		<2.00			4.99	<4.99 4 +1.00 1
1.3.5-Trimethylberaine	108-67-8	ugini				D	45.01 5.0		5.01	<5.01 5		3.04		0		5.01		5.01	45.01 5
1,3-Butadiene	100-99-0	ug/m2		41.00	1.00		45.00 5.0	0 11.6	5.00	<5.00 S	00	<1.00 1	.00	T .		5.00	<5.00		48 5
1_3-Dichlorobensene	541-73-1	ug/m2		+1.00	1.00		45.00 S.0	0 < 5.00	5.00	<5.00 S			00.0			5.00	<5.00		<5.00 S
1,4-Oichiorobenzene 1,4-Oiceane	10646-7	uginil		+1.00	1.00		45.00 5.0 45.01 5.0		5.00	45.00 S	175		00		45.00	5.00	<5.00		45.00 S
1.4 Classes 2 Separate MBK)	123-91-1	ugin3		+1.00	1.00		c4.00 4.0		8.99	< 4.01 S			00		<4.00		< 5.01 e 4.00	4.00	45.01 5
4 Cthyltoluene	622-96-8	ug/m3		41.00	1.00		45.01 3.0		301	<5.01 S			00		<5.01		<5.01		45 01 5
4 (napropy/baluene	99.87.6	ug/m2		41.00	1.00		45.00 5.0		5.00	e5.00 S		3.43	1.00		45.00	\$.00	45.00	5.00	45.00 \$
4-Methyl-2-pentanone/MIRE)	108-10-1	uginä		41.00	1.00		<4.20 4.5		4.99	<4.95 4			00,0			4.39	<4.92	4.99	14 59 4
Acetone Acrelanitrile	67-64-1 107-13-1	ug/m3		41.00	1.00		70.R 5.0 45.01 5.0		5.01	71.7 S.		<1.00	00.1		90.2 <3.01		< 1.01	5.01	106 5
Senzene Senzene	71-41-2	ug/m2		<1.00	1.00	D	45.01 5.0		3.01			<1.00		D	<5.01		<5.01		44.4 5
Benzyl chloride	100-44-7	ug/m3					e\$.00 1.0		5.00	<5.00 5		<1.00			43.00		<5.00		43.00 S
Bromodichloromethane	75-27-6	eg/m1		<1.00			e5.00 1.0		5.00	<5.00 S	00	<1.00			41.00		<5.00		41.00 S
Biomoform	75-25-2	ugimä	V	41.00	1.00		€5.00 S.0		5.00	<5.00 5			1.00		< 5.00		< 5.00		45.00 5
Bromomethane	74-83-0	ug/m3		< 1.00	1.00		<5.01 5.0		5.01	<5.01 S			1.00			5.01	< 5.01	5.01	<1.DI 1
Carbon Disulfide Carbon Tetrachloride	75-15-0 56-23-5	ug/m3 ug/m3		+1.00 0.46	777	A	*5.01 5.0 *1.00 1.0		1.00	<5.01 5		0.32			45.01		c1.00	1.00	16 5 +1.00 1
Chicrobenouse	108 90-7	ugim3	1	<1.00	1.00	-	c5.01 3.0		5.01	<5.01 S			.00		<5.01		<5.01		43.01 S
Chicroethane	75 00 4	uginā		41.00	1.00		45.61 3.6		5.01	<5.01 S	77		00		<5.01		<5.01		45.01 5
Chloreform	67-46-3	ug/m2		2.67	1.00		40.3 4.5		4.95	E-62 4			00		e 4.98		9.86	4.98	#4.58 4
Chloromethane	74-47-3	ug/m3		41.00	1.00	2	+4,99 4.5		4.99	<4.93 A	63		00	100		4.39	5.00	4.99	c4.59 4
Cis-1,3-Dichloraethere cis-1,3-Dichloragrapene	156-59-2	ug/m3		41.00	1.00		<4.99 4.5		1.00	<1.00 1 <4.90 4			2 20		<1.00		< 1.00	1.00	41.00 1
Corinterana	110-02-7	ug/m2		41.00			c4.90 4.5		4.99	rA 95 A		<1.00		0	44.99		14.91	4.99	44.59 4
Ditromochioromethane	124-45-1	ug/m2		41.00			45.00 3.0		5.00	<5.00 S	00	<1.00		-	45.00		<5.00	5.00	45.00 5
Dichlorodifluoromethane	75-71-8	ug/m3		1.86	1.00		44.99 4.5		4.99	e4.92 4	99	2.49	00.0		<4.99		<4.92	4.99	44.59 4
Ethanol	64-17-5	ng/m1			1.00		82.3 5.0		5.01	128 5		6,210			2,000		5,010	5.01	343 5
Ethyl acetate	141-78-6	ug/m3		+1.00			45.01 5.0		5.01	<5.01 5.		134 1		100	< 5.01		6.86		<5.01 5
Eshylberaene Heptane	142-82-5	ugin1		41.00	1.00		<4.09 4.5		5.00	<4.92 4: <5.00 5		1.39	00.1	0	16.5		< 4.92	4.99 5.00	10.1 5
Hearchlorobutatione	87-48-3	ug/m2					45.00 S.0		5.00	45.00 S			.00		< 3.00		<2.00		< 1.00 S
Hesare	110-54-3	ug/m3		+1.00		E	<5.00 5.0		5.00	<1.00 5			1.00		28.6		<5.00		21.0 1
hoostane	540-84-1	uginā	N I	41.00	1.00	0	44.99 4.5		4,99	<4.92 4		<1.00 1	1.00	D	<4.99		<4.92	4.99	14 99 4
Isopropylalcohol	67-63-0	ug/m3	4	1.27	1.00		3.58 5.0	T.41	5.01	<5.01 S		14.6	1.00		17.8	5.01	11.1	5.01	1.82 1
Inopropylbename	96 42 4	sugfm2		+1 DO	1.00		<5.01 5.0		5.01	< 5.01 S		Commence of the last of the la	00.1		< 5.01		* 5.01		*1.01 5
m.p.Kylene Mechal Sthyl Ketone	179601-23-1 78-93-3	ug/m3		1.48	1.00	t	4.48 3.0		3.01	44.99 A			00		14.99		8.52 8.52		213 5
Methyl test-butyl ether(MTSE)	1634-04-4	ug/m3		<1.00	1.00		e5.01 5.0		5.01	<5.01 5			00		<3.01		e5.01		43.01 S
Muchylane Chipride	75-09-2	ug/m3	60	+ 3.00	1.00		415.D 15		15.0	<15.0 1	100 Page 100		1.00		<15.0		<15.0		+15.0 I
Naphthaliene	91-20-3	ug/m3		< 1.05	1.01	D	+5.21 5.2	1 +2.21	5.23	<5.23 5	23	<1.05	2.00	D	45.21	5.23	<5.31		+3.23 5
n-Quty/bename	104514	ug/m1			1.00		+5.00 3.0	4	5.00	45.00 S			.00		<5.00			3.00	+1.00 S
o Kylenia	95-47-6	ug/m2		41.00		0	c4.99 4.0		6.99	c4.93 4		1.22		0	<4.99		c4.93		6.0 4
Propylene sec-Butylbenzene	115-07-1	ug/m3		<1.00 <1.00			45.01 1.0 45.00 5.0		5.01	8.67 S		<1.00 1	00		45.00		18.4		45 00 5
Styrene	100-42-5	ug/m2		41.00			c4.98 4.9		4.34	c4.98 A		7.41			<4.92		c4.91		4 5E 4
Tetrachiproethene	127-18-4	ug/m3	10	41.1		- 1	14,000 25		75.2	-	30 30	3.24			192		184		112 1
Tetrahydrofuran	109-99-9	ug/m3		41.00			45.01 3.0		5.01	<5.01 S			1.00		<5.01		<5.01	5.01	45.01 5
Toluene	10848-3	ug/m3				1	45.01 5.0		5.01	45.01 S		4.37				5.01	<5.01	5.01	48.7 5
Trans-1,3 Oichloroethene	11660-5	ug/m3	1	41.00	1.00		c4.99 4.9		4.99	44.95 A	3.0		00		44.99		44.92	4.99	44.59 4
trans 1,3-0 chloropropene Trichloroethene	79-01-6	ug/m3	2	40.20	1.00	A	15 0.5		0.99	89.1 0	100	10.4444	1.00		9.11		<0.99	0.99	<0.99 A
Trichlorofusromethane	75-49-4	ug/m3		1.14		-	45,00 5.0		5.00	<5.00 5			1.00	A	45.00		<5.00		18.9 5
Trichlorotrifluoroethane	76-13-1	ug/m2		41.00	1.00		45.00 5.0		5.00	<5.00 5			00.0		<5.00		<5.00		<5.00 S
Vinyl Chloride	75-01-4	ug/m3		< 0.20	0.20	C	<1.00 1.0	0 -10	1.00	<1.00 1	00	<0.20 0	2 20	c	<1.00	1.00	<1.00	1.00	<1.00 I





EXHIBIT CREQUESTOR ENTITY INFORMATION

Principal Executive Office Address

Registered Agent Name and Address

Address:



Q

Department of State Division of Corporations

Entity Information

Return to Results Return to Search **Entity Details ENTITY NAME: 253-06 HILLSIDE LLC** DOS ID: 7574500 FOREIGN LEGAL NAME: FICTITIOUS NAME: ENTITY TYPE: DOMESTIC LIMITED LIABILITY COMPANY DURATION DATE/LATEST DATE OF DISSOLUTION: MW: LIMITED LIABILITY COMPANY LAW - 203 LIMITED LIABILITY COMPANY LAW - LIMITED LIABILITY COMPANY LAW **ENTITY STATUS: ACTIVE** DATE OF INITIAL DOS FILING: 04/01/2025 REASON FOR STATUS: **EFFECTIVE DATE INITIAL FILING: 04/01/2025** INACTIVE DATE: FOREIGN FORMATION DATE: **STATEMENT STATUS: CURRENT COUNTY: NASSAU** NEXT STATEMENT DUE DATE: 04/30/2027 NEW YORK UNITED STATES NFP CATEGORY: ENTITY DISPLAY Service of Process on the Secretary of State as Agent The Post Office address to which the Secretary of State shall mail a copy of any process against the corporation served upon the Secretary of State by personal delivery: Name: 253-06 HILLSIDE LLC Address: 21 FAIRBANKS BLVD, WOODBURY, NY, UNITED STATES, 11797 Electronic Service of Process on the Secretary of State as agent: Not Permitted Chief Executive Officer's Name and Address Name: Address:

Name:			
Address:			
Entity Primary Location Nar	ne and Address		
Name:			
Address:			
Farmcorpflag			
Is The Entity A Farm Cor	poration: NO		
Stock Information			
Share Value	Number Of Shares	Value Per Share	

AgenciesApp DirectoryCountiesEventsProgramsServices



Address:

Registered Agent Name and Address

Q

Department of State Division of Corporations

Entity Information

Return to Results Return to Search **Entity Details** ENTITY NAME: AK DIAMOND'S REALTY LLC DOS ID: 7527054 FOREIGN LEGAL NAME: FICTITIOUS NAME: ENTITY TYPE: DOMESTIC LIMITED LIABILITY COMPANY DURATION DATE/LATEST DATE OF DISSOLUTION: MW: LIMITED LIABILITY COMPANY LAW - 203 LIMITED LIABILITY COMPANY LAW - LIMITED LIABILITY COMPANY LAW **ENTITY STATUS: ACTIVE** DATE OF INITIAL DOS FILING: 02/05/2025 REASON FOR STATUS: **EFFECTIVE DATE INITIAL FILING: 02/05/2025** INACTIVE DATE: FOREIGN FORMATION DATE: **STATEMENT STATUS: CURRENT COUNTY: NASSAU** NEXT STATEMENT DUE DATE: 02/28/2027 NEW YORK UNITED STATES NFP CATEGORY: ENTITY DISPLAY Service of Process on the Secretary of State as Agent The Post Office address to which the Secretary of State shall mail a copy of any process against the corporation served upon the Secretary of State by personal delivery: Name: AK DIAMONDS REALTY LLC Address: 21 FAIRBANKS BLVD, WOODBURY, NY, UNITED STATES, 11797 Electronic Service of Process on the Secretary of State as agent: Not Permitted Chief Executive Officer's Name and Address Name: Address: Principal Executive Office Address

Name:			
Address:			
Entity Primary Location Nar	ne and Address		
Name:			
Address:			
Farmcorpflag			
Is The Entity A Farm Cor	poration: NO		
Stock Information			
Share Value	Number Of Shares	Value Per Share	

AgenciesApp DirectoryCountiesEventsProgramsServices

AK Diamonds Realty LLC 253-10 Hillside Avenue Queens, New York 11426

Prabhjot Kaur Babbar 253-06 Hillside Avenue, LLC 253-06 Hillside Avenue Queens, New York 11426

Re: Grant of Site Access

Dear Prabhjot:

Please be advised that AK Diamonds Realty LLC grants 253-06 Hillside Avenue, LLC full and complete access to the entirety of the proposed Brownfield Cleanup Program (BCP) site for purposes of carrying out and completing all work required under the BCP, including completing any and all remediation and the placement of an Environmental Easement in connection with the proposed BCP Site.

Please do not hesitate to contact the undersigned if you have any questions regarding this letter.

08/15/2025

Sincerely, Anmol Jyot Babbar

253-06 Hillside Avenue, LLC 253-10 Hillside Avenue Queens, New York 11426

Anmol Jyot Babbar AK Diamonds Realty LLC 253-10 Hillside Avenue Queens, New York 11426

Re: Grant of Site Access

Dear Anmol:

Please be advised that 253-06 Hillside Avenue, LLC grants AK Diamonds Realty LLC full and complete access to the entirety of the proposed Brownfield Cleanup Program (BCP) site for purposes of carrying out and completing all work required under the BCP, including completing any and all remediation and the placement of an Environmental Easement in connection with the proposed BCP Site.

Please do not hesitate to contact the undersigned if you have any questions regarding this letter.

Sincerely,

August Paus S. 08/15/2025

Prabhjot Kaur Babbar



EXHIBIT DSITE CONTACT LIST

AK Diamonds Realty LLC & 253-06 Hillside LLC 253-06 & 253-10 Hillside Ave Site 253-06 & 253-10 Hillside Ave, Queens, NY Brownfield Cleanup Program Application Site Contact List Section XII

Local Government Offices

- Eric Adams
 New York City Mayor
 City Hall Park
 New York, NY 10007
- Brad Lander
 New York City Comptroller
 1 Centre Street
 New York, NY 10007
- Donovan Richards, Jr.
 Queens Borough President
 120-55 Queens Blvd.
 Kew Gardens, NY 11424
- Mark McMillan
 Queens Community Board 13 District Manager
 219-41 Jamaica Avenue
 Queens Village, NY 11428
- Shaminder Chawla
 Director
 NYC Office of Environmental Remediation
 100 Gold Street, 2nd Floor
 New York NY, 10038
- Jane H. O'Connell, P.G.
 New York State Department of Environmental Conservation
 Regional Remediation Engineer, Division of Environmental Remediation
 47-40 21st Street
 Long Island City, NY 11101
- Thomas V. Panzone
 NYSDEC Public Participation Specialist
 47-40 21st Street
 Long Island City, NY 11101

8. Dan Tucholski

New York State Department of Health
Public Health Specialist II – Bureau of Environmental Exposure Investigation
Empire State Plaza
Corning Tower, Room 1787
Albany, NY 12237

9. Hon Charles Schumer

U.S. Senator 780 Third Avenue, Suite 2301 New York, NY 10017

10. Hon Kirsten Gillibrand

U.S. Senator 780 Third Avenue, Suite 2601 New York, NY 10017

11. Nydia Velazquez

U.S. Congresswoman 266 Broadway, Suite 201 Brooklyn, NY 11211

12. Kristen S. Gonzalez

NY Senate - District 59 801 2nd Avenue, Suite #303 New York, NY 10017

13. Linda Lee

New York City Council – District 23 73-03 Bell Boulevard Oakland Gardens, NY 11364

14. Michaelle C. Solages

Assemblymember – District 22 33 North Central Avenue Valley Stream, NY 11580

15. Rohit T. "Rit" Aggarwala

Commissioner - NYCDEP 59-17 Junction Blvd, 13th Floor Flushing NY 11373

Document Repository

- Queens Public Library Bellerose 250-06 Hillside Ave Queens, NY 11426 (718) 831-8644
- Queens Community Board 13 219-41 Jamaica Avenue Queens Village, NY 11428 (718) 464-9700 mmcmillan@qcb13.org

Local Community Board

 Queens Community Board 13 219-41 Jamaica Avenue Queens Village, NY 11428 mmcmillan@qcb13.org

Attn: Mark McMillan, District Manager

Local Media Outlets

- Queens Gazette
 42-16 34th Avenue
 Long Island City, NY 11101
- The Queens Courier
 45-17 Marathon Parkway
 Little Neck, NY 11362

Public Water Supply

New York City Water Board
 New York City Department of Environmental Protection
 59-17 Junction Boulevard, 8th Floor
 Flushing, NY 11373

School and Daycare Facilities within a ¼ Mile Radius

P.S. 133Q
 248-05 86th Avenue
 Bellerose, NY 11426
 (718) 831-4016
 Attn: Mr. Paolano (Principal)

2. P.S. Q993

85-15 258th Street Queens, NY 11001 (718) 831-4040

Attn: Jonathan Lonshein (Principal)

 Irwin Altman Middle School 172 81-14 257th Street Floral Park, NY 11004 (718) 831-4000

Attn: Dr. Paul Desimone (Principal)

 Little Star ABC Day Care 84-14 257th Street, 1st Floor Floral Park, NY 11001 (347) 836-8522

Attn: Marita J. Wickramasinghe

 Nexus Social Adult Day Care Center 83-47 258th Street Floral Park, NY 11004 (718) 255-8800

Adjacent Property Owners

Owner: Hillside Story Property LLC
 15 Francis Terrace, Glen Cove, NY 11542

2. Owner: Jacquelin P Macwan

84-11 253rd Street, Queens, NY 11426

Owner: 84-12 Little Neck Parkway LLC
 11 Grattan Street, New Hyde Park, NY 11040

Owner: Estron Oil Corp
 254-02 Hillside Ave, Queens, NY 11426

 Owner: Gurdip Singh Brar 84-02 253rd Street, Queens, NY 11426

6. Owner: Fazal Pochi 84-06 253rd Street, Queens, NY 11426

7. Owner: Sinkar Re Management Inc. 261-16 86th Avenue, Floral Park, NY 11001

The following tables show the historic list of Owners based on information from the New York City Department of Finance website. The Requestor has no relationship to the previous owners:

253-06 Hillside Ave (Block 8607, Lot 180):

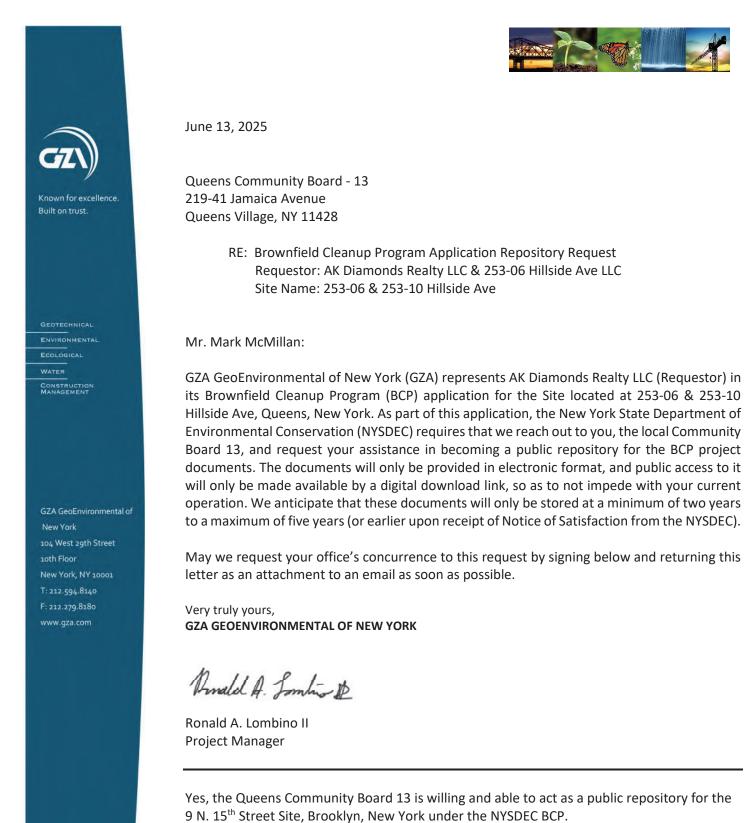
Party 1	Party 2	Date of Document				
Hillside 253 LLC	253-06 Hillside LLC	April 15, 2025				
J. Bruce Dunlop	Hillside 253 LLC	October 15, 2009				
Minnie A Dunlop	J Bruce Dunlop	July 3, 1970				

253-10 Hillside Ave (Block 8607, Lot 180):

Party 1	Party 2	Date of Document				
Rueck Realty, L.P.	AK Diamonds Realty LLC	April 15, 2025				
J. Bruce Dunlop	Rueck Realty L.P.	October 15, 2009				
William Rueck	Rueck Realty LP	July 27, 1995				
Minnie A Dunlop	J Bruce Dunlop	July 3, 1970				



EXHIBIT EDOCUMENT REPOSITORY LETTERS



Date

Community Board 13

Ron Lombino

From: Victoria Whelan

Sent: Monday, July 7, 2025 12:41 PM

To: Ron Lombino

Subject: FW: Document Repository Request - Hillside ave

Victoria D. Whelan, P.G.

Vice President

GZA | 324 South Service Rd | Suite 119 | Melville, NY 11747 c: 631-793-8821 | victoria.whelan@gza.com | www.gza.com

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From: Mark McMillan <mmcmillan@qcb13.org>

Sent: Monday, July 7, 2025 12:16 PM

To: Victoria Whelan <victoria.whelan@gza.com>; Bryan Block <bblock@qcb13.org>; info@cb13queens.com

Subject: [EXTERNAL] RE: Document Repository Request - Hillside ave



This message needs your attention

This is their first email to your company.

Report this Email or Mark as Safe

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Good afternoon, Victoria,

We would be happy to be the document repository for the site. Please call me @ 917.975.3380 so we can discuss.

Best regards, Mark

Mark McMillan District Manager 718.464.9700



It's the little things that make the BIG difference.

From: Victoria Whelan < victoria.whelan@gza.com >

Sent: Monday, July 7, 2025 10:48 AM

To: Bryan Block

block@qcb13.org>; Mark McMillan <mmcmillan@qcb13.org>; info@cb13queens.com

Subject: Document Repository Request - Hillside ave

Good morning,

We have been trying to reach you about being the document repository for the NYSDEC BCP site. Attached is the letter. Can you please confirm receipt and let me know if you have any questions?

Victoria D. Whelan, P.G. Vice President

GZA | 324 South Service Rd | Suite 119 | Melville, NY 11747 c: 631-793-8821 | victoria.whelan@gza.com | www.gza.com

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For information about GZA GeoEnvironmental, Inc. and its services, please visit our website at www.gza.com.



GZA GeoEnvironmental of New York 104 West 29th Street 10th Floor New York, NY 10001 T: 212.594.8140



June 13, 2025

Library Manager Queens Public Library - Bellerose 250-06 Hillside Ave Bellerose, NY 11426

> RE: Brownfield Cleanup Program Application Repository Request Requestor: AK Diamonds Realty LLC & 253-06 Hillside Ave LLC

Site Name: 253-06 & 253-10 Hillside Ave

To Whom it May Concern:

GZA GeoEnvironmental of New York (GZA) represents AK Diamonds Realty LLC (Requestor) in its Brownfield Cleanup Program (BCP) application for the Site located at 253-06 & 253-10 Hillside Ave, Queens, New York. As part of this application, the New York State Department of Environmental Conservation (NYSDEC) requires that we reach out to you, the local library, and request your assistance in becoming a public document repository for the BCP project documents. The documents will be provided in electronic format, and public access to it will only be made available by a digital download link, so as to not impede with your current operation. We anticipate that these documents will only be stored at a minimum of two years to a maximum of five years (or earlier upon receipt of Notice of Satisfaction from the NYSDEC).

May we request your office's concurrence to this request by signing below and returning this letter as an attachment to an email as soon as possible.

Very truly yours,

GZA GEOENVIRONMENTAL OF NEW YORK

Ronald A. Lombino II **Project Manager**

Prodel A. Sombin D

Yes, the Queens Public Library – Bellerose is willing and able to act as a public repository for documents related to the cleanup of the 253-06 & 253-10 Hillside Ave Site, Queens, New York under the NYSDEC BCP. Library Manager

Date

An Equal Opportunity Employer M/F/V/H

Queens Library

Ron Lombino

From: Victoria Whelan

Sent: Monday, July 7, 2025 12:40 PM

To: Ron Lombino

Subject: FW: Document Repository Request - Bellerose

Victoria D. Whelan, P.G.

Vice President

GZA | 324 South Service Rd | Suite 119 | Melville, NY 11747 c: 631-793-8821 | victoria.whelan@gza.com | www.gza.com

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From: Zahid, Abdullah < Abdullah. Zahid@queenslibrary.org>

Sent: Monday, July 7, 2025 12:33 PM

To: Victoria Whelan < victoria.whelan@gza.com>

Cc: Silver, Francine W <Francine.W.Silver@queenslibrary.org> **Subject:** [EXTERNAL] Re: Document Repository Request - Bellerose



This message needs your attention

No employee in your company has ever replied to this person.

Report this Email or Mark as Safe

Powered by Mimecast

Okay, Bellerose Library can serve as the repository.

Thanks.

আবদুল্লাহ জাহিদ

Abdullah Zahid

Community Library Manager

Queens Public Library at Belleros

256-06 Hillside Ave, Bellerose, NY 11426

Tel: 718-831-8644; Cell: 347-208-4207

Fax: 718-343-2176 www.queenslibrary.org

From: Victoria Whelan < victoria.whelan@gza.com >

Sent: Monday, July 7, 2025 11:34 AM

To: Zahid, Abdullah < Abdullah <a href="mailto:Abdullah.Zahid@queenslibrar

Subject: Document Repository Request - Bellerose

As we just discussed attached is the document repository request.

Please confirm you have received this.

Thank you,

Victoria D. Whelan, P.G.
Vice President
GZA | 324 South Service Rd | Suite 119 | Melville, NY 11747
c: 631-793-8821 | victoria.whelan@gza.com | www.gza.com

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GZA GeoEnvironmental of New York