

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Division of Environmental Remediation, Office of the Director
625 Broadway, 12th Floor, Albany, New York 12233-7011
P: (518) 402-9706 | F: (518) 402-9020
www.dec.ny.gov

SEP 13 2016

Bruce Phillips
TST LIC Development, L.L.C.
LIC Development Owner, L.P.
LIC Phase I (REIT), L.P.
LIC Phase I, L.P.
LIC Phase II (REIT), L.P.
LIC Phase II, L.P.
LIC Phase III (REIT), L.P.
LIC Phase III, L.P.
c/o Tishman Speyer Properties
45 Rockefeller Plaza
New York, NY 10111

Re: Certificate of Completion
Site Name: Queens Plaza Residential Development – Site B
Site No. C241151
Queens County

Dear Mr. Phillips:

Congratulations on having satisfactorily completed the remedial program at the Queens Plaza Residential Development – Site B. Enclosed please find an original, signed Certificate of Completion (COC). The New York State Department of Environmental Conservation (DEC) is pleased to inform you that the Final Engineering Report is hereby approved, allowing the COC to be issued for the above-referenced site.

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

- If you are the site owner, you must record a notice of the COC in the recording office for the County (or Counties) where any portion of the site is located within 30 days of issuance of the COC; or if you are a prospective purchaser of the site, you must record a notice of the COC within 30 days of the date that you acquire the site. A copy of the recorded notice should be provided to the Department's project manager. If you are a non-owner, you must work with the owner to assure the notice of COC is recorded within the time frame specified. A standard notice form is attached to this letter. Please return the proof of recording to:



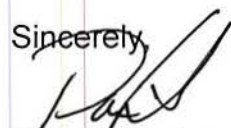
Department of
Environmental
Conservation

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

- Provide the notice of the COC to the Document Repositories within 10 days of issuance of the COC. DEC will develop a fact sheet announcing the issuance of the COC and describing the institutional and engineering controls (IC/ECs), if any, that are required at the site and distribute it to the County Listserv within 10 days;
- Implement the DEC-approved Site Management Plan (SMP) which details the activities necessary to assure the performance, effectiveness, and protectiveness of the remedial program; and you must report the results of these activities to DEC in a Periodic Review Report (PRR) which also includes any required IC/EC Certifications. The site IC/ECs are identified on the attached Site Management Form. The first PRR including the certification of the IC/ECs is due to the DEC in January 2018.

If you have any questions regarding any of these items, please contact the project manager for this site, Michael Haggerty, by email at michael.haggerty@dec.ny.gov or by telephone at 518-402-9768.

Sincerely,



Robert W. Schick, P.E.
Director
Division of Environmental Remediation

Enclosure

ec: Arnold Fleming, P.E. (arnie@flemingleeshue.com)
Lawrence Schnapf (larry@schnapflaw.com)
Krista Anders, DOH
Justin Deming, DOH
Wendy Kuehner, DOH
Robert Cozzy, DEC
Michael Ryan, DEC
Michael Haggerty, DEC
Sally Dewes, DEC
Jane O'Connell, DEC
Benjamin Conlon, DEC
John Nehila, DEC

NYSDEC BROWNFIELD CLEANUP PROGRAM (BCP)

CERTIFICATE OF COMPLETION

Name	Address
TST LIC Development, L.L.C.	c/oTishman Speyer Properties, 45 Rockefeller Plaza, New York, NY 10111
LIC Development Owner, L.P.	c/oTishman Speyer Properties, 45 Rockefeller Plaza, New York, NY 10111
LIC Phase I (REIT), L.P.	c/oTishman Speyer Properties, 45 Rockefeller Plaza, New York, NY 10111
LIC Phase I, L.P.	c/oTishman Speyer Properties, 45 Rockefeller Plaza, New York, NY 10111
LIC Phase II (REIT), L.P.	c/oTishman Speyer Properties, 45 Rockefeller Plaza, New York, NY 10111
LIC Phase II, L.P.	c/oTishman Speyer Properties, 45 Rockefeller Plaza, New York, NY 10111
LIC Phase III (REIT), L.P.	c/oTishman Speyer Properties, 45 Rockefeller Plaza, New York, NY 10111
LIC Phase III, L.P.	c/oTishman Speyer Properties, 45 Rockefeller Plaza, New York, NY 10111

BROWNFIELD CLEANUP AGREEMENT:

Application Approval: 5/9/14 **Agreement Execution:** 5/20/14 **Agreement Index** C241151-05-14

Application Approval Amendment: 8/15/14 **Agreement Execution Amendment:** 8/15/14

Application Approval Amendment: 9/4/15 **Agreement Execution Amendment:** 9/4/15

Application Approval Amendment: 5/17/16 **Agreement Execution Amendment:** 5/17/16

SITE INFORMATION:

Site No.: C241151 **Site Name:** Queens Plaza Residential Development – Site B

Site Owner: LIC Development Owner, L.P.

Street Address: 28-02/ 28-30 Jackson Avenue and 30-02 Queens Boulevard

Municipality: Long Island City **County:** Queens **DEC Region:** 2

Site Size: 1.883 Acres

Tax Map Identification Number(s): 263-9, 264-1 (partial), 264-17 (partial): see property description

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

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

CERTIFICATE ISSUANCE

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

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

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

Track 2 Area: see Track 2 property description and site survey map exhibits

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

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

Tax Credit Provisions for Entities Taxable Under Article 9, 9-A, 32, and 33:

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

Tangible Property Credit Component Rate is 12 %.

Tax Credit Provisions for Entities Taxable Under Article 22 & S Corporations:

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

Tangible Property Credit Component Rate is 10 %.

Track 4 Area: see Track 4 property description and site survey map exhibits

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

Cleanup Track: Track 4: Restricted use with site-specific soil cleanup objectives

Tax Credit Provisions for Entities Taxable Under Article 9, 9-A, 32, and 33:

Site Preparation and On-Site Groundwater Remediation Credit Component Rate is 28 %.

Tangible Property Credit Component Rate is 12 %.

Tax Credit Provisions for Entities Taxable Under Article 22 & S Corporations:

Site Preparation and On-Site Groundwater Remediation Credit Component Rate is 28 %.

Tangible Property Credit Component Rate is 10 %.

The Remedial Program includes use restrictions or reliance on the long term employment of institutional or engineering controls which are contained in the approved Site Management Plan and an Environmental Easement granted pursuant to ECL Article 71, Title 36 which has been duly recorded in the Recording Office for Queens County as 2016000217578.

LIABILITY LIMITATION

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

CERTIFICATE TRANSFERABILITY

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

CERTIFICATE MODIFICATION/REVOCATION

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

(1) either the Applicant or the Applicant's successors or assigns have failed to comply with the terms and conditions of the Brownfield Site Cleanup Agreement;

(2) the Applicant made a misrepresentation of a material fact tending to demonstrate that it was qualified as a Volunteer;

(3) either the Applicant or the Applicant's successors or assigns made a misrepresentation of a material fact tending to demonstrate that the cleanup levels identified in the Brownfield Site Cleanup Agreement were reached;

(4) there is good cause for such modification or revocation;

(5) either the Applicant or the Applicant's successors or assigns failed to manage the controls or monitoring in full compliance with the terms of the remedial program;

(6) the terms and conditions of the environmental easement have been intentionally violated or found to be not protective or enforceable.

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

Basil Seggos
Commissioner
New York State Department of Environmental Conservation

By:


Robert W. Schick, P.E., Director
Division of Environmental Remediation

Date: September 13, 2016

NOTICE OF CERTIFICATE OF COMPLETION

Brownfield Cleanup Program

6 NYCRR Part 375-1.9(d)

Queens Plaza Residential Development – Site B, Site ID No. C241151 Site Address: 28-02/ 28-30 Jackson Avenue and 30-02 Queens Boulevard, Long Island City NY 11101 Long Island City, Queens County, Block-Lot: 263-9, 264-1 (partial), 264-17 (partial): see property description.

PLEASE TAKE NOTICE, the New York State Department of Environmental Conservation (Department) has issued a Certificate of Completion (Certificate) pursuant to Article 27, Title 14 of the New York State Environmental Conservation Law (ECL) to TST LIC Development, L.L.C.; LIC Development Owner, L.P.; LIC Phase I, L.P.; LIC Phase II, L.P.; LIC Phase III, L.P.; LIC Phase I (REIT), L.P.; LIC Phase II (REIT), L.P.; LIC Phase III (REIT), L.P. for a parcel approximately 1.883 acres located at 28-02/ 28-30 Jackson Avenue and 30-02 Queens Boulevard in the City of New York, Queens County.

PLEASE TAKE NOTICE, the Certificate was issued upon satisfaction of the Commissioner, following review by the Department of the final engineering report and data submitted pursuant to the Brownfield Site Cleanup Agreement, as well as any other relevant information regarding the Site, that the remediation requirements set forth in ECL Article 27, Title 14 have been or will be achieved in accordance with the time frames, if any, established in the remedial work plan.

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

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

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

PLEASE TAKE NOTICE, since the remedial program relies upon use restrictions or the long term employment of institutional or engineering controls; such institutional or engineering controls are contained in an Environmental Easement granted pursuant to ECL Article 71, Title 36 which has been duly recorded in the Recording Office for Queens County as Document ID: 2016000217578.

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

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

Queens Plaza Residential Development – Site B, Site No. C241151

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

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

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

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

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

PLEASE TAKE NOTICE, a copy of the Certificate can be reviewed at DEC's Region 2 office located at 47-40 21st street, Long Island City N.Y. 11101, by contacting the Regional Environmental Remediation Engineer.

WHEREFORE, the undersigned has signed this Notice of Certificate

LIC Development Owner, L.P.

By: _____

Title: _____

Date: _____

STATE OF NEW YORK) SS:
COUNTY OF)

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

Signature and Office of individual

Please record and return to:

Bruce Phillips
TST LIC Development, L.L.C.; LIC
Development Owner, L.P.; LIC Phase I,
L.P.; LIC Phase II, L.P.; LIC Phase III, L.P.;
LIC Phase I (REIT), L.P.; LIC Phase II
(REIT), L.P.; LIC Phase III (REIT), L.P.
c/o Tishman Speyer Properties
45 Rockefeller Plaza
New York, NY 10111



NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Site Management Form

8/30/2016

SITE DESCRIPTION

SITE NO. C241151

SITE NAME: Queens Plaza Residential Development – Site B

SITE ADDRESS: 28-02/ 28-30 Jackson Avenue and 30-02 Queens Boulevard ZIP CODE: 11101

CITY/TOWN: Long Island City

COUNTY: Queens

ALLOWABLE USE: Restricted-Residential, Commercial, and Industrial

SITE MANAGEMENT DESCRIPTION

SITE MANAGEMENT PLAN INCLUDES: YES NO

IC/EC Certification Plan ☒ ☐

Monitoring Plan ☒ ☐

Operation and Maintenance (O&M) Plan ☒ ☐

Periodic Review Frequency: once a year

Periodic Review Report Submitted Date: 01/30/18

Description of Institutional Control

LIC Development Owner, L.P.

c/o Tishman Speyer Properties, 45 Rockefeller Plaza

28-02/ 28-30 Jackson +

Environmental Easement

Block: 263

Lot: 9

Sublot:

Section:

Subsection:

S_B_L Image: 263-9

Ground Water Use Restriction

IC/EC Plan

Landuse Restriction

Monitoring Plan

O&M Plan

Site Management Plan

Soil Management Plan

Block: 264

Lot: 1

Sublot:

Section:

Subsection:

S_B_L Image: 264-1 partial: see metes/bounds
Ground Water Use Restriction

IC/EC Plan

Landuse Restriction

Monitoring Plan

O&M Plan

Site Management Plan

Soil Management Plan

Lot: 17

Sublot:

Section:

Subsection:

S_B_L Image: 264-17 partial: see metes/bound
Ground Water Use Restriction

IC/EC Plan

Landuse Restriction

Monitoring Plan

O&M Plan

Site Management Plan

Soil Management Plan

Description of Engineering Control

LIC Development Owner, L.P.

c/o Tishman Speyer Properties, 45 Rockefeller Plaza

28-02/ 28-30 Jackson + 30-02 Queens

Environmental Easement

Block: 263

Lot: 9

Sublot:

Section:

Subsection:

S_B_L Image: 263-9
Cover System

NAPL Recovery

Block: 264

Lot: 1

Sublot:

Section:

Subsection:

S_B_L Image: 264-1 partial: see metes/bounds
Cover System
NAPL Recovery

Lot: 17

Sublot:

Section:

Subsection:

S_B_L Image: 264-17 partial: see metes/bound
Cover System
NAPL Recovery

Exhibit A

Property Description

MONTROSE SURVEYING CO., LLP.

CITY & LAND SURVEYORS

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

Metes & Bounds Description

MSC 40598-21

Track 2

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

BEGINNING at a point on the easterly side of Orchard Street (60 feet wide) distant 226.50 feet southerly from the corner formed by the intersection of the easterly side of Orchard Street with the southerly side of Jackson Avenue (100 feet wide);

RUNNING THENCE easterly, along a line parallel with the southerly side of Jackson Avenue, 95.89 feet to a point;

RUNNING THENCE northerly, along a line parallel with the easterly side of Orchard Street, 76.30 feet to a point;

RUNNING THENCE easterly, along a line parallel with the southerly side of Jackson Avenue, 54.00 feet to a point;

RUNNING THENCE northerly, along a line parallel with the easterly side of Orchard Street, 22.20 feet to a point;

RUNNING THENCE easterly, at right angles to the last mentioned course, 2.90 feet to a point;

RUNNING THENCE northerly, at right angles to the last mentioned course, 125.00 feet to a point;

RUNNING THENCE easterly, at right angles to the last mentioned course, 40.70 feet to a point;

RUNNING THENCE northerly, at right angles to the last mentioned course, 3.00 feet to the southerly side of Jackson Avenue;

RUNNING THENCE easterly, along the southerly side of Jackson Avenue, 56.32 feet to a point;

RUNNING THENCE southerly, at right angles to the last mentioned course, 233.94 feet to a point;

RUNNING THENCE northeasterly, along a line forming an angle 72 degree 07 minutes 37 seconds on the northeast with the last mentioned course, 63.04 feet to a point;

RUNNING THENCE northerly, along a line forming an angle of 107 degrees 52 minutes 23 seconds on the northwest, with the last mentioned course, 187.39 feet to a point;

RUNNING THENCE easterly, at right angles to the last mentioned course, 83.00 feet to a point;

RUNNING THENCE southeasterly, along a line forming an angle of 102 degrees 48 minutes 05 seconds on the southwest with the last mentioned course, 195.42 feet to a point;

RUNNING THENCE southwesterly, along a line forming an angle of 94 degrees 57 minutes 44 seconds on the northwest with the last mentioned course, 20.43 feet to a point;

RUNNING THENCE southeasterly, at right angles to the last mentioned course, 0.50 feet to a point;

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

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

MONTROSE SURVEYING CO., LLP.

CITY & LAND SURVEYORS

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

RUNNING THENCE southwesterly, at right angles to the last mentioned course, 19.00 feet to a point;
RUNNING THENCE southeasterly, at right angles to the last mentioned course, 0.70 feet to a point;
RUNNING THENCE southwesterly, at right angles to the last mentioned course, 260.40 feet to a point;
RUNNING THENCE northwesterly, at right angles to the last mentioned course, 1.20 feet to a point;
RUNNING THENCE southwesterly, at right angles to the last mentioned course, 128.40 feet to a point;
RUNNING THENCE northwesterly, at right angles to the last mentioned course, 2.20 feet to a point;
RUNNING THECNE southwesterly, at right angles to the last mentioned course, 27.60 feet to a point;
RUNNING THENCE northwesterly, at right angles to the last mentioned course, 4.40 feet to the easterly side of Orchard Street;
RUNNING THENCE northerly, along the easterly side of Orchard Street, 124.05 feet to the point or place of BEGINNING.

THE ABOVE DESCRIBED PARCEL HAVING AN AREA OF 74,350 SQUARE FEET OR 1.70684 ACRES

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

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

MONTROSE SURVEYING CO., LLP.

CITY & LAND SURVEYORS

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PHONE (718) 849-0600 • FAX (718) 849-0401 • EMAIL INFO @MONTROSESURVEYING.COM

Metes and Bounds
MSC Survey 40598-21
Track 4(A)

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

BEGINNING at a point the westerly side of Jackson Avenue (100 feet wide), distant 149.89 feet easterly from the corner formed by the intersection of the easterly side of Orchard Street (60 feet wide) with the southerly side of Jackson Avenue;

RUNNING THENCE southerly, at right angles to the westerly side of Jackson Avenue, 128.00 feet to a point;

RUNNING THENCE easterly, at right angles to the last mentioned course, 2.90 feet to a point;

RUNNING THENCE northerly, at right angles to the last mentioned course, 125.00 feet to a point;

RUNNING THENCE easterly, at right angles to the last mentioned course, 40.70 feet to a point;

RUNNING THENCE northerly, at right angles to the last mentioned course, 3.00 feet to the southerly side of Jackson Avenue;

RUNNING THENCE westerly, along southerly side of Jackson Avenue, 43.60 feet to the point or place of BEGINNING.

THE ABOVE DESCRIBED PARCEL HAVING AN AREA OF 493 SQUARE FEET OR 0.01132 ACRES

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

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

MONTROSE SURVEYING CO., LLP.

CITY & LAND SURVEYORS

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

Metes & Bounds Description MSC 40598-21 Track 4 (B)

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 Jackson Avenue (100 feet wide) with the southwesterly side of Queens Boulevard (100 feet wide);

RUNNING THENCE westerly, along the southerly side of Jackson Avenue, 93.55 feet to a point;

RUNNING THENCE southerly, at right angles to the southerly side of Jackson Avenue, 27.20 feet to a point;

RUNNING THENCE easterly, at right angles to the last mentioned course, 83.00 feet to a point;

RUNNING THENCE southeasterly, along a line forming an angle of 102 degrees 48 minutes 05 seconds on the southwest with the last mentioned course, 195.42 feet to a point;

RUNNING THENCE southwesterly, along a line forming an angle of 94 degrees 57 minutes 44 seconds on the northwest with the last mentioned course, 20.43 feet to a point;

RUNNING THENCE southeasterly, at right angles to the last mentioned course, 0.50 feet to a point;

RUNNING THENCE southwesterly, at right angles to the last mentioned course, 19.00 feet to a point;

RUNNING THENCE southeasterly, at right angles to the last mentioned course, 0.70 feet to a point;

RUNNING THENCE southwesterly, at right angles to the last mentioned course, 260.40 feet to a point;

RUNNING THENCE northwesterly, at right angles to the last mentioned course, 1.20 feet to a point;

RUNNING THENCE southwesterly, at right angles to the last mentioned course, 128.40 feet to a point;

RUNNING THENCE northwesterly, at right angles to the last mentioned course, 2.20 feet to a point;

RUNNING THENCE southwesterly, at right angles to the last mentioned course, 27.60 feet to a point;

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

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RUNNING THENCE northwesterly, at right angles to the last mentioned course, 4.40 feet to the easterly side of Orchard Street (60 feet wide);

RUNNING THENCE southerly, along the easterly side of Orchard Street, 10.70 feet to northwesterly side of the land now or formerly of the Long Island Railroad;

RUNNING THENCE northeasterly, along the northwesterly side of the Long Island Railroad, along a line forming an angle of 72 degrees 14 minutes 11 seconds on the northeast with the easterly side of Orchard Street, 262.32 feet to an angle point;

RUNNING THENCE northeasterly, along the northwesterly side of the Long Island Railroad, along a line forming an angle of 179 degrees 50 minutes 46 seconds on the northwest with last mentioned course, 63.06 feet to an angle point;

RUNNING THENCE northeasterly, along the northwesterly side of the Long Island Railroad, along a line forming an angle of 180 degrees 10 minutes 14 seconds on the northwest with last mentioned course, 149.79 feet to the northwesterly side of Queens Boulevard;

RUNNING THENCE northwesterly, along the northwesterly side of Queens Boulevard, 221.67 feet to the corner formed by the intersection of the southerly side of Jackson Avenue (100 feet wide) with the southwesterly side of Queens Boulevard (100 feet wide) the point or place of BEGINNING.

THE ABOVE DESCRIBED PARCEL HAVING AN AREA OF 7.198 SQUARE FEET OR 0.16524 ACRES

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Exhibit B
Site Survey



THE ENGINEERING AND INSTITUTIONAL CONTROLS for the Esplanade are set forth in more detail in the Site Management Plan ("SMP"). A copy of the SMP must be obtained by any party with an interest in the property. The SMP may be obtained from the New York State Department of Environmental Conservation, Division of Environmental Remediation, Site Control Section, 625 Broadway, Albany, NY 12233 or at derweb@dec.ny.gov.



DR. SING KIM THONG, DIRECTOR, SINGAPORE POLICE, SINGAPORE

- **Composite Construction**—The use of glass-reinforced plastic (GRP) for the construction of tanks, pipes, and other structures is becoming increasingly popular. GRP is a strong, lightweight material that can be molded into complex shapes. It is resistant to corrosion and has a long service life.
- **Lead-Free**—The use of lead-free solder is becoming increasingly popular. Lead-free solder is a type of solder that does not contain lead. It is safer for the environment and is also more durable.
- **Product Recovery**—The use of product recovery systems is becoming increasingly popular. Product recovery systems are designed to capture and reuse materials that would otherwise be lost. This can help to reduce waste and improve the efficiency of the manufacturing process.

ENVIRONMENTAL CONTROL & AIR POLLUTION, 22

[illegible]

CONTINUED ON PAGE 10

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PLATE 10 (continued)

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Journal of Internal Medicine 247: 353–360

GENERAL NOTES

1. The purpose of this report is to provide a summary of the results of the research conducted by the author on the topic of the impact of the environment on human health. The research was conducted over a period of six months and involved a series of experiments and observations. The results of the research are presented in the following sections.

2. The first section of the report describes the methodology used in the research. This includes a description of the subjects, the experimental design, and the data collection methods. The subjects were a group of 20 healthy adults who were randomly selected from a local community. The experimental design involved a series of controlled experiments in which the subjects were exposed to different environmental conditions. The data collection methods included a series of questionnaires, blood tests, and physical examinations.

3. The second section of the report presents the results of the research. This includes a description of the data collected and the statistical analysis performed. The results show that there is a significant correlation between the environmental conditions and the health of the subjects. Specifically, the subjects who were exposed to high levels of pollution showed a higher incidence of respiratory problems and a lower level of physical fitness compared to the subjects who were exposed to low levels of pollution.

4. The third section of the report discusses the implications of the research. This includes a discussion of the potential causes of the observed effects and the potential ways to mitigate the impact of the environment on human health. The results of the research suggest that there is a need for further research on the topic of the impact of the environment on human health. This research could help to identify the specific environmental factors that are most harmful to human health and to develop strategies to reduce the impact of these factors.

5. The fourth section of the report provides a conclusion and a list of references. The conclusion states that the research has shown that the environment has a significant impact on human health. The references list the sources of the information used in the research.

LEGEND

[illegible][illegible]

Week No	Day	Start	End	Activity
1	Monday	08:00	12:00	Introduction to the course
1	Tuesday	08:00	12:00	Introduction to the course
1	Wednesday	08:00	12:00	Introduction to the course
1	Thursday	08:00	12:00	Introduction to the course
1	Friday	08:00	12:00	Introduction to the course
1	Saturday	08:00	12:00	Introduction to the course
1	Sunday	08:00	12:00	Introduction to the course

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CITY OF NEW YORK
COUNTY QUEENS
TAX BLOCK 264
TAX LOT P/O 1&17
TAX BLOCK 263
TAX LOT 9
SCALE: 1" = 20'