



BROWNFIELD CLEANUP PROGRAM (BCP) APPLICATION TO AMEND BROWNFIELD CLEANUP AGREEMENT AND AMENDMENT

PART I. BROWNFIELD CLEANUP AGREEMENT AMENDMENT APPLICATION

Check the appropriate box below based on the nature of the amendment modification requested:

Amendment to [check one or more boxes below]

- Add
- Substitute
- Remove
- Change in Name

applicant(s) to the existing Brownfield Cleanup Agreement [*Complete Section I-IV below and Part II*]

Does this proposed amendment involve a transfer of title to all or part of the brownfield site? Yes No

If yes, pursuant to 6 NYCRR Part 375-1.11(d), a Change of Use form should have been previously submitted. If not, please submit this form with this Amendment. See <http://www.dec.ny.gov/chemical/76250.html>

- Amendment to modify description of the property(ies) listed in the existing Brownfield Cleanup Agreement [*Complete Sections I and V below and Part II*]
- Amendment to Expand or Reduce property boundaries of the property(ies) listed in the existing Brownfield Cleanup Agreement [*Complete Section I and V below and Part II*]
- Sites in Bronx, Kings, New York, Queens, or Richmond counties ONLY:** Amendment to request determination that the site is eligible for the tangible property credit component of the brownfield redevelopment tax credit. Please answer questions on the supplement at the end of the form.
- Other (explain in detail below)

Please provide a brief narrative on the nature of the amendment:

This application is made to revise the description of the Site in the Brownfield Cleanup Agreement to reflect the subdivision of the tax lot which comprised the Site at the time the Agreement was executed. That tax lot, formerly known as Block 504, Lot 3, has been subdivided into three new tax lots: (1) Block 504, Lot 3; (2) Block 504, Lot 121; and (3) Block 504, Lot 122. It is requested that the description of the Site be revised accordingly.

In addition, the total acreage of the Site should be increased from 2.750 acres to 2.751 acres.

Please see Attachment for more information.

Please refer to the attached instructions for guidance on filling out this application

Section I. Existing Agreement Information			
BCP SITE NAME: POP Displays Manufacturing Site		BCP SITE NUMBER: C241181	
NAME OF CURRENT APPLICANT(S): (1) 11-12 30th Drive LLC and (2) Astoria West, LLC			
INDEX NUMBER OF EXISTING AGREEMENT: C241181-02-16		DATE OF EXISTING AGREEMENT: 02/29/16	
Section II. New Requestor Information (if no change to Current Applicant, skip to Section V)			
NAME			
ADDRESS			
CITY/TOWN		ZIP CODE	
PHONE	FAX	E-MAIL	
Is the requestor authorized to conduct business in New York State (NYS)? <input type="checkbox"/> Yes <input type="checkbox"/> No			
<ul style="list-style-type: none"> If the requestor is a Corporation, LLC, LLP or other entity requiring authorization from the NYS Department of State to conduct business in NYS, the requestor's name must appear, exactly as given above, in the NYS Department of State's (DOS) Corporation & Business Entity Database. A print-out of entity information from the DOS database must be submitted to DEC with the application, to document that the applicant is authorized to do business in NYS. 			
NAME OF NEW REQUESTOR'S REPRESENTATIVE			
ADDRESS			
CITY/TOWN		ZIP CODE	
PHONE	FAX	E-MAIL	
NAME OF NEW REQUESTOR'S CONSULTANT (if applicable)			
ADDRESS			
CITY/TOWN		ZIP CODE	
PHONE	FAX	E-MAIL	
NAME OF NEW REQUESTOR'S ATTORNEY (if applicable)			
ADDRESS			
CITY/TOWN		ZIP CODE	
PHONE	FAX	E-MAIL	
Requestor must submit proof that the party signing this Application and Amendment has the authority to bind the Requestor. This would be documentation from corporate organizational papers, which are updated, showing the authority to bind the corporation, or a Corporate Resolution showing the same, or an Operating Agreement or Resolution for an LLC. Is this proof attached? <input type="checkbox"/> Yes <input type="checkbox"/> No			
Describe Requestor's Relationship to Existing Applicant:			

Section III. Current Property Owner/Operator Information (only include if new owner/operator or new existing owner/operator information is provided, and highlight new information)

OWNER'S NAME (if different from requestor)

ADDRESS

CITY/TOWN

ZIP CODE

PHONE

FAX

E-MAIL

OPERATOR'S NAME (if different from requestor or owner)

ADDRESS

CITY/TOWN

ZIP CODE

PHONE

FAX

E-MAIL

Section IV. Eligibility Information for New Requestor (Please refer to ECL § 27-1407 for more detail)

If answering "yes" to any of the following questions, please provide an explanation as an attachment.

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

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

PARTICIPANT

A requestor who either 1) was the owner of the site at the time of the disposal of contamination 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 contamination.

VOLUNTEER

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

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

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

Requestor's Relationship to Property (check one):

Prior Owner Current Owner Potential /Future Purchaser Other _____

If requestor is not the current site owner, **proof of site access sufficient to complete the remediation must be submitted.** Proof must show that the requestor will have access to the property before signing the BCA and throughout the BCP project, including the ability to place an easement on the site Is this proof attached? Yes No

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

Section V. Property description and description of changes/additions/reductions (if applicable)

ADDRESS ^{(1) 30-80 12th Street & 30-77 Vernon Boulevard (in existing agreement);}
^{(2) 11-37 31st Avenue; 11-28 30th Drive; and 11-12 30th Drive (new addresses for subdivided parcels, see Attachment for more information)}

CITY/TOWN Astoria

ZIP CODE 11102

TAX BLOCK AND LOT (TBL) (in existing agreement)

Parcel Address	Parcel No.	Section No.	Block No.	Lot No.	Acreage
30-80 12th Street and 30-77 Vernon Boulevard	4-504-3	4	504	3	2.750

Check appropriate boxes below:

Changes to metes and bounds description or TBL correction **Please see attached.**

Addition of property (may require additional citizen participation depending on the nature of the expansion – see attached instructions)

Approximate acreage added: _____

ADDITIONAL PARCELS:

Parcel Address	Parcel No.	Section No.	Block No.	Lot No.	Acreage

Reduction of property

Approximate acreage removed: _____

PARCELS REMOVED:

Parcel Address	Parcel No.	Section No.	Block No.	Lot No.	Acreage

If requesting to modify a metes and bounds description or requesting changes to the boundaries of a site, please attach a revised metes and bounds description, survey, or acceptable site map to this application.

Supplement to the Application To Amend Brownfield Cleanup Agreement And Amendment - Questions for Sites Seeking Tangible Property Credits in New York City ONLY.

Property is in Bronx, Kings, New York, Queens, or Richmond counties.	<input type="checkbox"/> Yes <input type="checkbox"/> No
Requestor seeks a determination that the site is eligible for the tangible property credit component of the brownfield redevelopment tax credit.	<input type="checkbox"/> Yes <input type="checkbox"/> No
Please answer questions below and provide documentation necessary to support answers.	
1. Is at least 50% of the site area located within an environmental zone pursuant to Tax Law 21(6)? Please see DEC's website for more information.	<input type="checkbox"/> Yes <input type="checkbox"/> No
2. Is the property upside down as defined below?	<input type="checkbox"/> Yes <input type="checkbox"/> No
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.	
3. Is the project an affordable housing project as defined below?	<input type="checkbox"/> Yes <input type="checkbox"/> No
From 6 NYCRR 375- 3.2(a) as of August 12, 2016: (a) "Affordable housing project" means, for purposes of this part, title fourteen of article twenty seven of the environmental conservation law and section twenty-one of the tax law only, a project that is developed for residential use or mixed residential use that must include affordable residential rental units and/or affordable home ownership units. (1) Affordable residential rental projects under this subdivision must be subject to a federal, state, or local government housing agency's affordable housing program, or a local government's regulatory agreement or legally binding restriction, which defines (i) a percentage of the residential rental units in the affordable housing project to be dedicated to (ii) tenants at a defined maximum percentage of the area median income based on the occupants' households annual gross income. (2) Affordable home ownership projects under this subdivision must be subject to a federal, state, or local government housing agency's affordable housing program, or a local government's regulatory agreement or legally binding restriction, which sets affordable units aside for home owners at a defined maximum percentage of the area median income. (3) "Area median income" means, for purposes of this subdivision, the area median income for the primary metropolitan statistical area, or for the county if located outside a metropolitan statistical area, as determined by the United States department of housing and urban development, or its successor, for a family of four, as adjusted for family size.	

PART II. BROWNFIELD CLEANUP PROGRAM AMENDMENT

Existing Agreement Information	
BCP SITE NAME: POP Displays Manufacturing Site	BCP SITE NUMBER: C241181
NAME OF CURRENT APPLICANT(S): (1) 11-12 30th Drive LLC and (2) Astoria West, LLC	
INDEX NUMBER OF EXISTING AGREEMENT: C241181-02-16	
EFFECTIVE DATE OF EXISTING AGREEMENT: February 29, 2016	

Declaration of Amendment:

By the Requestor(s) and/or Applicant(s) signatures below, and subsequent signature by the Department, the above application to amend the Brownfield Cleanup Agreement described above is hereby approved. This Amendment is made in accordance with and subject to all of the BCA and all applicable guidance, regulations and state laws applicable thereto. All other substantive and procedural terms of the Agreement will remain unchanged and in full force and effect regarding the parties to the Agreement.

Nothing contained herein constitutes a waiver by the Department or the State of New York of any rights held in accordance with the Agreement or any applicable state and/or federal law or a release for any party from any obligations held under the Agreement or those same laws.

Statement of Certification and Signatures: New Requestor(s) (if applicable)
(Individual) 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. My signature below constitutes the requisite approval for the amendment to the BCA Application, which will be effective upon signature by the Department. Date: _____ Signature: _____ Print Name: _____
(Entity) I hereby affirm that I am (title _____) of (entity _____); that I am authorized by that entity to make this application; that this application was prepared by me or under my supervision and direction; and 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. _____ signature below constitutes the requisite approval for the amendment to the BCA Application, which will be effective upon signature by the Department. Date: _____ Signature: _____ Print Name: _____

Statement of Certification and Signatures: Existing Applicant(s) (an authorized representative of each applicant must sign)

(Individual)


I hereby affirm that I am a party to the Brownfield Cleanup Agreement and/or Application referenced in Section I above and that I am aware of this Application for an Amendment to that Agreement and/or Application. My signature below constitutes the requisite approval for the amendment to the BCA Application, which will be effective upon signature by the Department.

Date: _____ Signature: _____

Print Name: _____

(Entity)

I hereby affirm that I am ^{Executive Vice} President (title) of 11-12 30th Drive LLC (entity) which is a party to the Brownfield Cleanup Agreement and/or Application referenced in Section I above and that I am aware of this Application for an Amendment to that Agreement and/or Application. My signature below constitutes the requisite approval for the amendment to the BCA Application, which will be effective upon signature by the Department.

Date: 12/09/2020 Signature: 

Shibber A. Khan
Print Name: _____

REMAINDER OF THIS AMENDMENT WILL BE COMPLETED SOLELY BY THE DEPARTMENT

Status of Agreement:

<input type="checkbox"/> PARTICIPANT A requestor who either 1) was the owner of the site at the time of the disposal of contamination 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 contamination.	<input checked="" type="checkbox"/> VOLUNTEER A requestor other than a participant, including a requestor whose liability arises solely as a result of ownership, operation of or involvement with the site subsequent to the contamination.
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Effective Date of the Original Agreement: 02/29/2016

Signature by the Department:

DATED: 12/31/2020

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

By: 

Michael J. Ryan, P.E., Director
Division of Environmental Remediation

Statement of Certification and Signatures: Existing Applicant(s) (an authorized representative of each applicant must sign)

(Individual)

I hereby affirm that I am a party to the Brownfield Cleanup Agreement and/or Application referenced in Section I above and that I am aware of this Application for an Amendment to that Agreement and/or Application. My signature below constitutes the requisite approval for the amendment to the BCA Application, which will be effective upon signature by the Department.

Date: _____ Signature: _____

Print Name: _____

(Entity)

I hereby affirm that I am ^{Authorized Signatory} _____ (title) of Astoria West, LLC (entity) which is a party to the Brownfield Cleanup Agreement and/or Application referenced in Section I above and that I am aware of this Application for an Amendment to that Agreement and/or Application. _____ My _____ signature below constitutes the requisite approval for the amendment to the BCA Application, which will be effective upon signature by the Department.

Date: 12-11-20 Signature: 

Print Name: Craig Wood, duly authorized

REMAINDER OF THIS AMENDMENT WILL BE COMPLETED SOLELY BY THE DEPARTMENT

Status of Agreement:

<input type="checkbox"/> PARTICIPANT A requestor who either 1) was the owner of the site at the time of the disposal of contamination 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 contamination.	<input checked="" type="checkbox"/> VOLUNTEER A requestor other than a participant, including a requestor whose liability arises solely as a result of ownership, operation of or involvement with the site subsequent to the contamination.
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Effective Date of the Original Agreement: February 29, 2016

Signature by the Department:

DATED: 12/31/2020

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

By: 

Michael J. Ryan, P.E., Director
Division of Environmental Remediation

SUBMITTAL INFORMATION:

- **Two (2)** copies, one hard copy with original signatures and one electronic copy in Portable Document Format (PDF) must be sent to:

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

FOR DEPARTMENT USE ONLY

BCP SITE T&A CODE: _____ **LEAD OFFICE:** _____

PROJECT MANAGER: _____

**BROWNFIELD CLEANUP PROGRAM (BCP)
INSTRUCTIONS FOR COMPLETING A BCP AMENDMENT APPLICATION**

This form must be used to add a party, modify a property description, or reduce/expand property boundaries for an existing BCP Agreement and/or Application. **NOTE: DEC requires a standard application to request major changes to the description of the property set forth in the BCA (e.g., adding a significant amount of new property, or adding property that could affect an eligibility determination due to contamination levels or intended land use). The application must be submitted to DEC in the same manner as the original application to participate.**

SECTION II NEW REQUESTOR INFORMATION

Requestor Name

Provide the name of the person(s)/entity requesting participation in the BCP. (If more than one, attach additional sheets with requested information. If an LLC, the members/owners names need to be provided on a separate attachment). The requestor is the person or entity seeking DEC review and approval of the remedial program.

If the requestor is a Corporation, LLC, LLP or other entity requiring authorization from the NYS Department of State to conduct business in NYS, the requestor's name must appear, exactly as given above, in the [NYS Department of State's Corporation & Business Entity Database](#). A print-out of entity information from the database must be submitted to DEC with the application, to document that the applicant is authorized to do business in NYS.

Requestor Address, etc.

Provide the requestor's mailing address, telephone number; fax number and e-mail address.

Representative Name, Address, etc.

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

Consultant Name, Address, etc.

Provide information for the requestor's consultant.

Attorney Name, Address, etc.

Provide information for the requestor's attorney.

SECTION III CURRENT PROPERTY OWNER/OPERATOR INFORMATION - only include if new owner/operator or new existing owner/operator information is provided, and highlight new information in form.

Owner Name, Address, etc.

Provide information for the new owner of the property. List all new parties holding an interest in the property.

Operator Name, Address, etc.

Provide information for the new operator (if different from the new requestor or owner).

SECTION IV**NEW REQUESTOR ELIGIBILITY INFORMATION**

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

SECTION V PROPERTY DESCRIPTION AND DESCRIPTION OF CHANGES / ADDITIONS / REDUCTIONS (IF APPLICABLE)

NOTE: DEC requires a standard application to request major changes to the description of the property set forth in the BCA (e.g., adding a significant amount of new property, or adding property that could affect an eligibility determination due to contamination levels or intended land use). The application must be submitted to DEC in the same manner as the original application to participate.

Property Address

Provide a street address, city/town, and zip code. For properties with multiple addresses, provide information for all.

Tax Parcel Information

Provide the tax parcel/section/block/lot information. If requesting to modify a metes and bounds description or requesting changes to the boundaries of a site, please attach a revised metes and bounds description, survey, and/or acceptable site map to this application. Tax map information may be obtained from the tax assessor's office for all tax parcels that are included in the property boundaries. Attach a county tax map with identifier numbers, along with any figures needed to show the location and boundaries of the property. Include a USGS 7.5 minute quad map on which the property appears.

Attachment

Narrative Description of Background for Requested Amendments to the Brownfield Cleanup Agreement

I. Tax Lot Subdivision

When the Brownfield Cleanup Agreement was executed on February 29, 2016, the Site comprised a single tax lot known as **Block 504, Lot 3** on the Tax Map of the City of New York, Queens County, with a total acreage of 2.750 (“**Former Tax Lot**”). For reference, the depiction of the Former Tax Lot provided in the Brownfield Cleanup Agreement is attached as “Exhibit A” to this Attachment.

Subsequent to execution of the Brownfield Cleanup Agreement, on June 18, 2019, an “Application for Apportionment” was made to the New York City Department of Finance requesting subdivision of the Former Tax Lot into three new tax lots. The Application for Apportionment is attached as “Exhibit B” to this Attachment.

The requested apportionment of the Former Tax Lot was granted, and the Former Tax Lot was subdivided into three new tax lots (collectively, the “**New Tax Lots**”), described as follows:

New Tax Lots Table

Parcel Address	Parcel No.	Section No.	Block No.	Lot No.	Acreage
11-37 31st Avenue	4-504-3	4	504	3	0.692
11-28 30th Drive	4-504-121	4	504	121	1.063
11-12 30th Drive	4-504-122	4	504	122	0.996
				Total:	2.751

A digital tax map from the New York City Department of Finance, dated November 30, 2020, that depicts the New Tax Lots as they have been subdivided from the Former Tax Lot is attached as “Exhibit C” to this Attachment.

A survey prepared by New York City Land Surveyors, PC, dated February 3, 2020, which provides the metes and bounds descriptions of each of the New Tax Lots as subdivided from the Former Tax Lot, is attached as “Exhibit D” to this Attachment (the “**Survey**”). A 24” x 26” hard copy of the Survey has previously been provided to the Department in connection with the submittal of an environmental easement package for the site.

II. Site Acreage Correction

Please note that the metes and bounds descriptions generated in connection with the Survey indicated minor discrepancies between the metes and bounds descriptions provided for the Site at the time of application for the Brownfield Cleanup Agreement. Accordingly, the total measured

*Attachment – Application to Amend Brownfield Cleanup Agreement and Amendment
BCP Site No. C241181*

acreage for the Site has increased from 2.750 acres, measured at the time of application, to 2.751 acres.

Aside from the aforementioned subdivision of the Former Tax Lot into the New Tax Lots, and the correction to metes and bounds descriptions and acreage of the Site, the description of the Site should remain unchanged.

Requested Amendments to the Brownfield Cleanup Agreement

In consideration of the foregoing, we respectfully request that Brownfield Cleanup Agreement be amended as follows:

- The description of the Site should be revised to reference the New Tax Lots as described in the “New Tax Lots Table” set forth above.
- The acreage of the Site should be increased from 2.750 acres to 2.751 acres.

Exhibit A

Former Tax Lot – Digital Tax Map Depiction
New York City Department of Finance (9/11/2015)

EXHIBIT A

SITE MAP

9/11/2015

Digital Tax Map - New York City Department of Finance

[11-31 Digital Tax Map - New York City Dept. of Finance \(9/11/2015\)](#)



- | | | | |
|---------|-------------------------------|---------|------------------------------------|
| - - - | Borough Boundary | C50 | Condo Flag/Condo Number |
| — | Tax Block Boundary | A50 | Air Right Flag/Lot Number |
| — | Tax Block Number | S50 | Subterranean Right Flag/Lot Number |
| — | Tax Lot Boundary | R | REUC Flag |
| 50 | Tax Lot Number | - - - - | Under Water Tax Lot Boundary |
| -50- | Condo FKA Tax Lot Number | - - - - | Other Boundary |
| 50.5 | Tax Lot Dimension | | Possession Hook |
| +45.5 | Approximate Tax Lot Dimension | Misc | Miscellaneous Text |
| 130-130 | Condo Units Range Label | ○ | Small Tax Lot Dimension |
| | Building Footprint | ■ | Surface Water |

http://gis.nyc.gov/dait/webmap/print.htm?z=9&p=1002485,219680&a=DTM&c=dm&f=CONDO_RANGE,LOT_FACE_SMALL&s=i_QUEENS.504.EVERY_BBL 1/1

Exhibit B

Application for Apportionments or Mergers
made to the New York City Department of Finance
July 18, 2019



APPLICATION FOR APPORTIONMENTS OR MERGERS

Instructions: Please complete this application and submit in person to: **Department of Finance, Property Division - Tax Map Office, 66 John Street, 2nd floor, New York, NY 10038.** Please read the instructions for further details before completing this form. Print clearly.

SECTION A: PROPERTY INFORMATION

Borough: Queens Block: 504 Present Lot(s): 3

Merger Apportionment Number of Lots Requested 3
 Air Subterranean

DO NOT WRITE IN THIS SPACE - FOR OFFICE USE ONLY
Lot Number: 3, 121, 122

Lot(s) Usage: (check one) Residential Building Gross Sq/Ft: _____ Commercial Building Gross Sq/Ft: _____ Mix (Residential & Commercial) Building Gross Sq/Ft: _____

Property
1. Owner's Name (as per Deed): _____
LAST NAME FIRST NAME

OR
Company Name: Astoria West, LLC

Property
2. Address: 11-37 31st Avenue Queens NY 11102
NUMBER AND STREET CITY STATE ZIP CODE

3. Filing Representative (if applicable): Jonellen Thompson - JAM Consultants Inc. - jthompson@jamny.com

SECTION B: CERTIFICATION

1. Architect/Engineer/Applicant's Name: Berger Sanford
LAST NAME FIRST NAME

2. Address: 150 Great Neck Road - Suite 101 Great Neck NY 11021
NUMBER AND STREET CITY STATE ZIP CODE

3. Telephone Number: 516-773-7365 4. Email Address: smbarchitect@smbarchitect.com

The applicant hereby certifies that, in making this application for merger/apportionment, she is the owner, or acting under the direction of the owner.

Signature of Architect/ Engineer/Applicant:  Date: 7 / 18 / 2019

TAX MAP CHANGE WILL NOT BE MADE UNTIL PRESENTATION OF REQUIRED DOCUMENTS (see reverse for the required documents)

DRAW SKETCH TO SCALE 1" = 50', IF POSSIBLE INDICATE NORTH ARROW

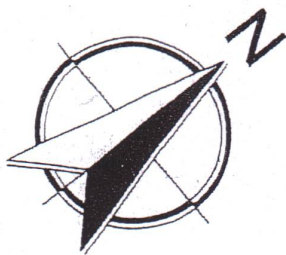
(SEE ATTACHED)

(Architect or Engineer's seal)

Tentative Lot(s) issued: _____
Customer Service Representative: P. Bradley Date: 7/24/19 New Lot(s): 121, 122 Lot(s) Affected: 3 Lot(s) Dropped: -

Please note: Map changes will not be made until presentation of all required documents is reviewed and approved by the Specialist.
Lots are tentative until final approval is received from the Tax Map Office.

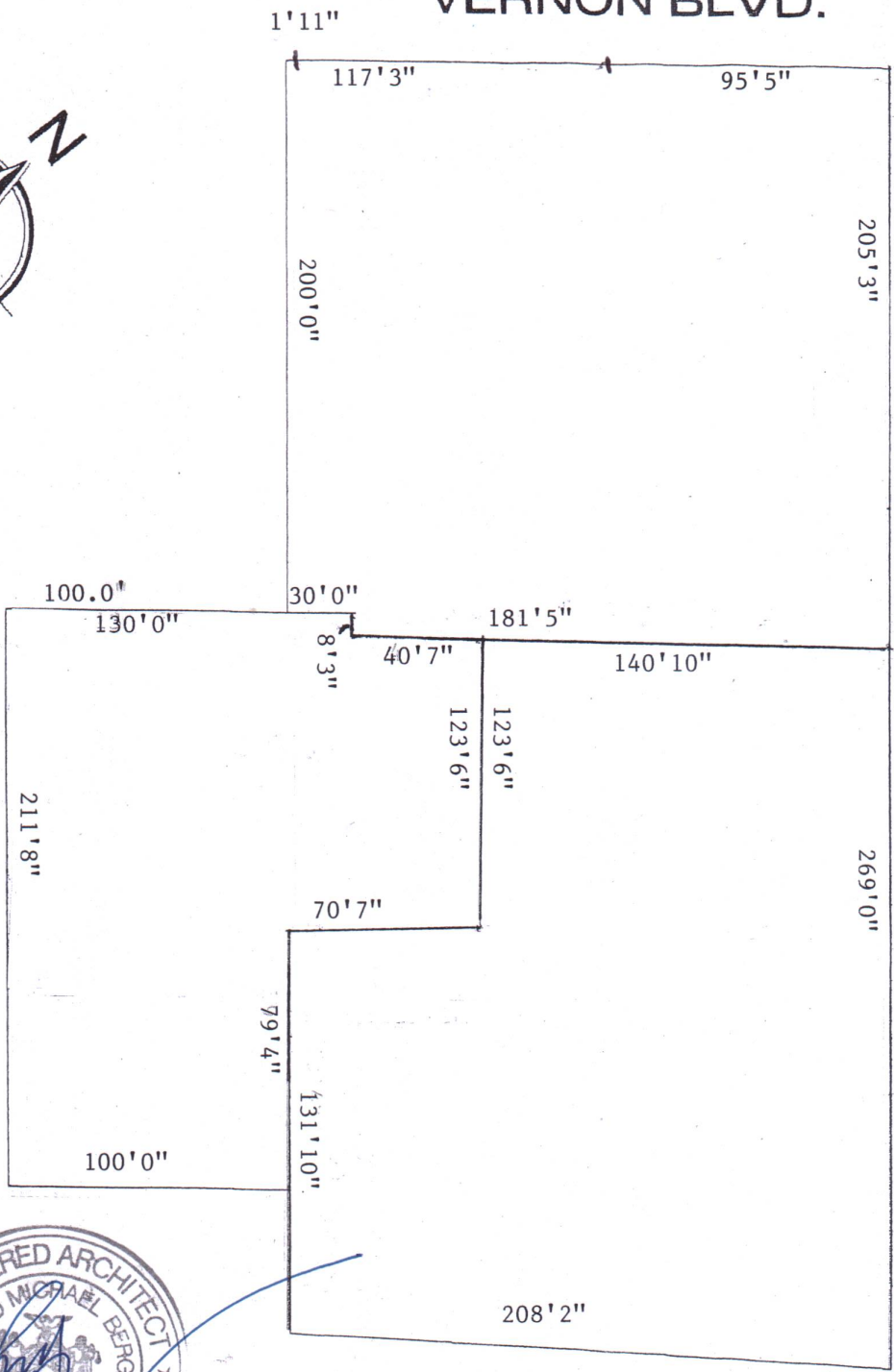
Map Updated: _____
Tax Map Specialist: _____ Date: ____/____/____



31st. AVENUE

VERNON BLVD.

30th. DRIVE



12th. STREET

Exhibit C

New Tax Lots – Digital Tax Map Depiction
New York City Department of Finance (11/30/2020)

Digital Tax Map - New York City Dept. of Finance (11/30/2020)



Copyright 2020 The City of New York

- —** Borough Boundary
- Tax Block Boundary
- 50** Tax Block Number
- Tax Lot Boundary
- 50** Tax Lot Number
- 50-** Condo FKA Tax Lot Number
- 50.5** Tax Lot Dimension
- +/-5.5** Approximate Tax Lot Dimension
- C50** Condo Flag/Condo Number
- A50** Air Right Flag/Lot Number
- S50** Subterranean Right Flag/Lot Number
- R** REUC Flag
- - - -** Under Water Tax Lot Boundary
- - - -** Other Boundary
- ↑** Possession Hook
- Misc** Miscellaneous Text

-  Condo Units Range Label
-  Small Tax Lot Dimension
-  Building Footprint
-  Surface Water

Exhibit D

Survey of Site
prepared by New York City Land Surveyors, PC
dated 02/03/2020

