



CASTLETON

ENVIRONMENTAL

54 George Street, Babylon, NY 11702
206 West 23rd Street, 4th Floor, New York, New York 10011
631-482-1818 OFFICE
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www.castletonenv.com

Brownfields Cleanup Program Application

161-03 29th Avenue
161-01 – 161-11 29th Avenue
Flushing, NY

October 2020

Prepared for: 16103-11 29TH AVENUE LLC
294 Vista Drive
Jericho, NY 11753



BROWNFIELD CLEANUP PROGRAM (BCP) APPLICATION FORM

DEC requires an application to request major changes to the description of the property set forth in a Brownfield Cleanup Agreement, or "BCA" (e.g., adding a significant amount of new property, or adding property that could affect an eligibility determination due to contamination levels or intended land use). Such application must be submitted and processed in the same manner as the original application, including the required public comment period. **Is this an application to amend an existing BCA?**

Yes No If yes, provide existing site number: _____

PART A (note: application is separated into Parts A and B for DEC review purposes) *BCP App Rev 10*

Section I. Requestor Information - See Instructions for Further Guidance		DEC USE ONLY BCP SITE #:
NAME 16103-11 29TH AVENUE LLC		
ADDRESS 294 VISTA DRIVE		
CITY/TOWN JERICO, NEW YORK		ZIP CODE 11753
PHONE (718)746-5200	FAX	E-MAIL proreal1@verizon.net
<p>Is the requestor authorized to conduct business in New York State (NYS)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <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 Corporation & Business Entity Database. A print-out of entity information from the database must be submitted to the New York State Department of Environmental Conservation (DEC) with the application to document that the requestor is authorized to do business in NYS. Please note: If the requestor is an LLC, the members/owners names need to be provided on a separate attachment. <p>Do all individuals that will be certifying documents meet the requirements detailed below? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <ul style="list-style-type: none"> Individuals that will be certifying BCP documents, as well as their employers, meet the requirements of Section 1.5 of DER-10: Technical Guidance for Site Investigation and Remediation and Article 145 of New York State Education Law. Documents that are not properly certified will be not approved under the BCP. 		

Section II. Project Description	
1. What stage is the project starting at?	<input checked="" type="checkbox"/> Investigation <input type="checkbox"/> Remediation
<p>NOTE: If the project is proposed to start at the remediation stage, a Remedial Investigation Report (RIR) at a minimum is required to be attached, resulting in a 30-day public comment period. If an Alternatives Analysis and Remedial Work Plan are also attached (see DER-10 / Technical Guidance for Site Investigation and Remediation for further guidance) then a 45-day public comment period is required.</p>	
2. If a final RIR is included, please verify it meets the requirements of Environmental Conservation Law (ECL) Article 27-1415(2):	<input type="checkbox"/> Yes <input type="checkbox"/> No
3. Please attach a short description of the overall development project, including:	
<ul style="list-style-type: none"> the date that the remedial program is to start; and the date the Certificate of Completion is anticipated. 	

Section III. Property's Environmental History

All applications **must include** an Investigation Report (per ECL 27-1407(1)). The report must be sufficient to establish contamination of environmental media on the site above applicable Standards, Criteria and Guidance (SCGs) based on the reasonably anticipated use of the property.

To the extent that existing information/studies/reports are available to the requestor, please attach the following (**please submit the information requested in this section in electronic format only**):

- 1. Reports:** an example of an Investigation Report is a Phase II Environmental Site Assessment report prepared in accordance with the latest American Society for Testing and Materials standard (ASTM E1903). **Please submit a separate electronic copy of each report in Portable Document Format (PDF).**

2. SAMPLING DATA: INDICATE KNOWN CONTAMINANTS AND THE MEDIA WHICH ARE KNOWN TO HAVE BEEN AFFECTED. LABORATORY REPORTS SHOULD BE REFERENCED AND COPIES INCLUDED.

Contaminant Category	Soil	Groundwater	Soil Gas
Petroleum		Petroleum VOCs & SVOCs	
Chlorinated Solvents		PCE, TCE, cis-1,2-DCE	PCE
Other VOCs		Acetone	
SVOCs			
Metals			
Pesticides			
PCBs			
Other*			

*Please describe: _____

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

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

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

ARE THE REQUIRED MAPS INCLUDED WITH THE APPLICATION?*

(*answering No will result in an incomplete application)

Yes No

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

- | | | | |
|---|--|---|---|
| <input type="checkbox"/> Coal Gas Manufacturing | <input type="checkbox"/> Manufacturing | <input type="checkbox"/> Agricultural Co-op | <input checked="" type="checkbox"/> Dry Cleaner |
| <input type="checkbox"/> Salvage Yard | <input type="checkbox"/> Bulk Plant | <input type="checkbox"/> Pipeline | <input type="checkbox"/> Service Station |
| <input type="checkbox"/> Landfill | <input type="checkbox"/> Tannery | <input type="checkbox"/> Electroplating | <input type="checkbox"/> Unknown |

Other: _____

Section IV. Property Information - See Instructions for Further Guidance

PROPOSED SITE NAME 161-03 29th Avenue

ADDRESS/LOCATION 161-01 - 161-11 29th Avenue

CITY/TOWN Flushing ZIP CODE 11358

MUNICIPALITY(IF MORE THAN ONE, LIST ALL): Borough of Queens, County of Queens, City of New York

COUNTY Queens SITE SIZE (ACRES) 0.302

LATITUDE (degrees/minutes/seconds) 40 ° 46 ' 16.98 "	LONGITUDE (degrees/minutes/seconds) 73 ° 48 ' 11.14 "
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Complete tax map information for all tax parcels included within the proposed site boundary. If a portion of any lot is proposed, please indicate as such by inserting "P/O" in front of the lot number in the appropriate box below, and only include the acreage for that portion of the tax parcel in the corresponding far right column. ATTACH REQUIRED MAPS PER THE APPLICATION INSTRUCTIONS.

Parcel Address	Section No.	Block No.	Lot No.	Acreage
See Separate Attachment	Queens	4889	57,59,60,61,62,63	0.302

1. Do the proposed site boundaries correspond to tax map metes and bounds? Yes No
If no, please attach an accurate map of the proposed site.

2. Is the required property map attached to the application? Yes No
(application will not be processed without map)

3. Is the property within a designated Environmental Zone (En-zone) pursuant to Tax Law 21(b)(6)?
(See [DEC's website](#) for more information) Yes No
If yes, identify census tract : _____
Percentage of property in En-zone (check one): 0-49% 50-99% 100%

4. Is this application one of multiple applications for a large development project, where the development project spans more than 25 acres (see additional criteria in BCP application instructions)? Yes No
If yes, identify name of properties (and site numbers if available) in related BCP applications: _____

5. Is the contamination from groundwater or soil vapor solely emanating from property other than the site subject to the present application? Yes No

6. Has the property previously been remediated pursuant to Titles 9, 13, or 14 of ECL Article 27, Title 5 of ECL Article 56, or Article 12 of Navigation Law? Yes No
If yes, attach relevant supporting documentation.

7. Are there any lands under water? Yes No
If yes, these lands should be clearly delineated on the site map.

Section IV. Property Information (continued)

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

Easement/Right-of-way Holder

Description

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

<u>Type</u>	<u>Issuing Agency</u>	<u>Description</u>
RCRA Generator Site	USEPA	EPA ID: NYR000063545
PBS Site	NYSDEC	Waste Code: F002 PBS #: 2-613172 Closed 1,500-gallon #2 FO UST

10. Property Description and Environmental Assessment – **please refer to application instructions for the proper format of each narrative requested.**

Are the Property Description and Environmental Assessment narratives included in the **prescribed format**? Yes No

Note: Questions 11 through 13 only pertain to sites located within the five counties comprising New York City

11. Is the requestor seeking a determination that the site is eligible for tangible property tax credits? Yes No

If yes, requestor must answer questions on the supplement at the end of this form.

12. Is the Requestor now, or will the Requestor in the future, seek a determination that the property is Upside Down? Yes No

13. If you have answered Yes to Question 12, above, is an independent appraisal of the value of the property, as of the date of application, prepared under the hypothetical condition that the property is not contaminated, included with the application? Yes No

NOTE: If a tangible property tax credit determination is not being requested in the application to participate in the BCP, the applicant may seek this determination at any time before issuance of a certificate of completion by using the BCP Amendment Application, except for sites seeking eligibility under the underutilized category.

If any changes to Section IV are required prior to application approval, a new page, initialed by each requestor, must be submitted.

Initials of each Requestor: W K _____

BCP application - PART B (note: application is separated into Parts A and B for DEC review purposes)

Section V. Additional Requestor Information See Instructions for Further Guidance	DEC USE ONLY BCP SITE NAME: _____ BCP SITE #: _____
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NAME OF REQUESTOR'S AUTHORIZED REPRESENTATIVE John Procida		
ADDRESS 161-09 29th Avenue		
CITY/TOWN Flushing, New York		ZIP CODE 11358
PHONE (718)746-5200	FAX	E-MAIL proreal1@verizon.net
NAME OF REQUESTOR'S CONSULTANT Frank Castellano - Castleton Environmental		
ADDRESS 54 George Street		
CITY/TOWN Babylon, New York		ZIP CODE 11702
PHONE (631)482-1818	FAX (631)321-4349	E-MAIL frankc@castletonenv.com
NAME OF REQUESTOR'S ATTORNEY Dominick A DeRiso - Dorsey and DeRiso		
ADDRESS 19-02 Whitestone Expressway		
CITY/TOWN Whitestone, New York		ZIP CODE 11357
PHONE (718)746-7900	FAX	E-MAIL dom@dorseyandderiso.com

Section VI. Current Property Owner/Operator Information – if not a Requestor

CURRENT OWNER'S NAME		OWNERSHIP START DATE:
ADDRESS		
CITY/TOWN		ZIP CODE
PHONE	FAX	E-MAIL
CURRENT OPERATOR'S NAME		
ADDRESS		
CITY/TOWN		ZIP CODE
PHONE	FAX	E-MAIL

PROVIDE A LIST OF PREVIOUS PROPERTY OWNERS AND OPERATORS WITH NAMES, LAST KNOWN ADDRESSES AND TELEPHONE NUMBERS AS AN ATTACHMENT. DESCRIBE REQUESTOR'S RELATIONSHIP, TO EACH PREVIOUS OWNER AND OPERATOR, INCLUDING ANY RELATIONSHIP BETWEEN REQUESTOR'S CORPORATE MEMBERS AND PREVIOUS OWNER AND OPERATOR. IF NO RELATIONSHIP, PUT "NONE".

IF REQUESTOR IS NOT THE CURRENT OWNER, DESCRIBE REQUESTOR'S RELATIONSHIP TO THE CURRENT OWNER, INCLUDING ANY RELATIONSHIP BETWEEN REQUESTOR'S CORPORATE MEMBERS AND THE CURRENT OWNER.

Section VII. Requestor Eligibility Information (Please refer to ECL § 27-1407)

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 subject to an existing order for the investigation, removal or remediation of contamination at the site? Yes No
3. Is the requestor subject to an outstanding claim by the Spill Fund for this site? Any questions regarding whether a party is subject to a spill claim should be discussed with the Spill Fund Administrator. Yes No

Section VII. Requestor Eligibility Information (continued)

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

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

PARTICIPANT

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

VOLUNTEER

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

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

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

Section VII. Requestor Eligibility Information (continued)

Requestor Relationship to Property (check one):

Previous Owner Current Owner Potential /Future Purchaser Other _____

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

Yes No

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

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

1. Is / was the property, or any portion of the property, listed on the National Priorities List?
If yes, please provide relevant information as an attachment. Yes No
2. Is / was the property, or any portion of the property, listed on the NYS Registry of Inactive Hazardous Waste Disposal Sites pursuant to ECL 27-1305? Yes No
If yes, please provide: Site # _____ Class # _____
3. Is / was the property subject to a permit under ECL Article 27, Title 9, other than an Interim Status facility? Yes No
If yes, please provide: Permit type: RCRA Generator Site EPA ID Number: NYR000063545
Date permit issued: 1998 Permit expiration date: Not Available
4. If the answer to question 2 or 3 above is yes, is the site owned by a volunteer as defined under ECL 27-1405(1)(b), or under contract to be transferred to a volunteer? Attach any information available to the requestor related to previous owners or operators of the facility or property and their financial viability, including any bankruptcy filing and corporate dissolution documentation. Yes No
5. Is the property subject to a cleanup order under Navigation Law Article 12 or ECL Article 17 Title 10?
If yes, please provide: Order # _____ Yes No
6. Is the property subject to a state or federal enforcement action related to hazardous waste or petroleum?
If yes, please provide explanation as an attachment. Yes No

Section IX. Contact List Information

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

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

Section X. Land Use Factors

1. What is the current municipal zoning designation for the site? R3-2 with C1-3 overlay

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

Residential Commercial Industrial

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

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

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

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

If residential, does it qualify as single family housing? Yes No

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

Yes No

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

Yes No

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

Yes No

XI. Statement of Certification and Signatures

(By requestor who is an individual)

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

Date: _____

Signature: _____

Print Name: _____

(By a requestor other than an individual)

I hereby affirm that I am A MEMBER (title) of 16103-1129TH AVENUE LLC (entity); that I am authorized by that entity to make this application and execute the Brownfield Cleanup Agreement (BCA) and all subsequent amendments; that this application was prepared by me or under my supervision and direction. If this application is approved, I acknowledge and agree: (1) to execute a BCA within 60 days of the date of DEC's approval letter; (2) to the general terms and conditions set forth in the *DER-32, Brownfield Cleanup Program Applications and Agreements*; and (3) that in the event of a conflict between the general terms and conditions of participation and the terms contained in a site-specific BCA, the terms in the site-specific BCA shall control. Further, I hereby affirm that information provided on this form and its attachments is true and complete to the best of my knowledge and belief. I am aware that any false statement made herein is punishable as a Class A misdemeanor pursuant to Section 210.45 of the Penal Law.

Date: 12 NOV 20

Signature: William Feldman

Print Name: WILLIAM FELDMAN

SUBMITTAL INFORMATION:

- **Two (2) copies, one paper 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 DEC USE ONLY

BCP SITE T&A CODE: _____

LEAD OFFICE: _____

Supplemental Questions for Sites Seeking Tangible Property Credits in New York City ONLY. Sufficient information to demonstrate that the site meets one or more of the criteria identified in ECL 27 1407(1-a) must be submitted if requestor is seeking this determination.

BCP App Rev 10

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

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

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

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

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

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

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

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

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

BCP Application Summary (for DEC use only)

Site Name: 161-03 29th Avenue
City: Flushing

Site Address: 161-01 - 161-11 29th Avenue
County: Queens **Zip:** 11358

Tax Block & Lot

Section (if applicable): Queens **Block:** 4889 **Lot:** 57,59,60,61,62,63

Requestor Name: 16103-11 29TH AVENUE LLC
City: JERICHO, NEW YORK

Requestor Address: 294 VISTA DRIVE
Zip: 11753 **Email:** proreal1@verizon.net

Requestor's Representative (for billing purposes)

Name: John Procida **Address:** 161-09 29th Avenue
City: Flushing, New York **Zip:** 11358

Email: proreal1@verizon.net

Requestor's Attorney

Name: Dominick A DeRiso - Dorsey and DeRiso **Address:** 19-02 Whitestone Expressway
City: Whitestone, New York **Zip:** 11357

Email: dom@dorseyandderiso.com

Requestor's Consultant

Name: Frank Castellano - Castleton Environmental **Address:** 54 George Street
City: Babylon, New York **Zip:** 11702

Email: frankc@castletonenv.com

Percentage claimed within an En-Zone: 0% <50% 50-99% 100%

DER Determination: Agree Disagree

Requestor's Requested Status: Volunteer Participant

DER/OGC Determination: Agree Disagree
Notes:

For NYC Sites, is the Requestor Seeking Tangible Property Credits: Yes No

Does Requestor Claim Property is Upside Down: Yes No

DER/OGC Determination: Agree Disagree Undetermined

Notes:

Does Requestor Claim Property is Underutilized: Yes No

DER/OGC Determination: Agree Disagree Undetermined

Notes:

Does Requestor Claim Affordable Housing Status: Yes No Planned, No Contract

DER/OGC Determination: Agree Disagree Undetermined

Notes:



**BROWNFIELD CLEANUP PROGRAM APPLICATION
161-01 – 161-11 29th AVENUE, FLUSHING, NEW YORK
CASTLETON PROJECT NUMBER: PRMC2001
OCTOBER 2020**

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BROWNFIELD CLEANUP PROGRAM APPLICATION
161-01 – 161-11 29th AVENUE, FLUSHING, NEW YORK
CASTLETON PROJECT NUMBER: PRMC2001
OCTOBER 2020

Figures

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- Figure 3 – Contamination Identified in Groundwater
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- Figure 5 – Tax Parcel Information
- Figure 6 – USGS 7.5 Minute Quadrangle Map
- Figure 7 – Property and Adjacent Parcels Map
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Appendices

- Appendix A – Requestors NYSDOS Entity Print Out and Member/Ownership Information
- Appendix B – NYSDEC Spill Incidents Database Search Spill Record
- Appendix C – Letter from NYSDEC to Property Owner Re: Potential Hazardous Waste Disposal Site
- Appendix D – November 2019 Phase I ESA prepared by MECC (Provided Electronically)
- Appendix E – January 2020 Focused Subsurface Site Investigation (FSSI) prepared by MECC (Provided Electronically)
- Appendix F – February 2020 Indoor Air Quality Investigation (IAQ) & Sump Water Sampling prepared by MECC (Provided Electronically)
- Appendix G – June 2020 SSDS Pilot Test Report prepared by EnviroTrac (Provided Electronically)
- Appendix H – September 2020 Underground Storage Tank Closure Report prepared by Castleton (Provided Electronically)
- Appendix I – Permits Associated with RCRA Generator Site and PBS Site
- Appendix J – List of Previous Property Owners and Operators
- Appendix K – Site Contact List
- Appendix L – Document Repository Agreement



1.0 INTRODUCTION

Castleton Environmental Inc. (Castleton), has prepared the following Brownfield Cleanup Program (BCP) Application on behalf of the Requestor (16103-11 29TH AVENUE LLC) for the property located at 161-01 – 161-11 29th Avenue, Flushing, New York (the site).

Castleton serves as the Requestor's environmental consultant and meets the definition of a Qualified Environmental Professional as defined at *6 NYCRR 375-1.2(ak)* and *DER-10 paragraph 1.3(b)49*.

The Requestor is a corporate entity authorized to conduct business in New York State (NYS). A printout of the entity and member/ownership information for 16103-11 29TH AVENUE LLC from the NYS Department of State (DOS) database are provided as Appendix A.

The information contained in the following sections supplements the completed BCP Application Form which accompanies this document.

2.0 PROJECT DESCRIPTION

The project site is located at 161-01 – 161-11 29th Avenue, Flushing, New York (Figure 1). Identified as Block: 4889 and Lots: 57, 59, 60, 61, 62, and 63, the site is located on the north side of 29th Avenue and east side of 161st Street and measures approximately 0.302 acres in size. Six (6) attached two-story mixed-use residential/commercial buildings, constructed in 1931, occupy the property. A shared yard is present at the rear (north side) of the buildings. The size of the entire site is approximately 13,100 square feet inclusive of the building footprints and rear yard. The aggregate footprint of the buildings is 7,300 square feet.

Site features are depicted on Figure 2.

Investigations conducted to date have identified the following:

- petroleum impacts to soil and groundwater in the vicinity of an abandoned fuel oil underground storage tank (UST) which resulted in the activation of NYSDEC Spill Number 1911712; and
- chlorinated solvent impacts, most notably tetrachloroethene (PCE), trichloroethene (TCE), and cis-1,2-dichloroethene to groundwater and indoor air samples related to former dry cleaner operations.

Spill closure of Spill Number 1911712 was granted by NYSDEC on September 30, 2020 as discussed further in Section 3.5. The spill record for the site from the NYSDEC Spill Incidents Database Search website is included in Appendix B.



Upon review of the reports of previous investigations associated with the site, the NYSDEC notified the property owner that the site located at 161-03 29th Avenue, Queens, NY (Block 4889, Lot 62), the location of the former dry cleaner, is considered a potential hazardous waste disposal site due to the identified chlorinated solvent impacts. Therefore, the NYSDEC must investigate all suspected or known inactive hazardous waste disposal sites. NYSDEC Site Number 241247 was issued for the property. The letter from NYSDEC to the property owner regarding potential hazardous waste disposal site is included in Appendix C.

The purpose of the project is to:

- Characterize site soil, soil vapor, and groundwater quality, and
- Remediate on-site contamination as a Participant under the NYSDEC BCP.

In addition, the applicant will seek a determination of the eligibility of the site for tangible property tax credits.

2.1 Anticipated Schedule

The project is entering the BCP at the investigation phase and the anticipated start date of the remedial program is January 2, 2021. The anticipated date of being granted a Certificate of Completion by the NYSDEC is February 15, 2022.

Milestone	Duration (days)	Date
Execution of BCP Agreement	0	January 1, 2021
Community Participation Plan	20	January 20, 2021
Remedial Investigation Work Plan	0	January 1, 2021
Remedial Investigation	87	March 30, 2021
Remedial Investigation Report	31	April 30, 2021
Remedial Action Work Plan	46	June 15, 2021
Implementation of Remedy	107	September 30, 2021
Remedial Action Report	30	October 30, 2021
Environmental Easement (if required)	31	November 30, 2021
Site Management Plan	31	November 30, 2021
Final Engineering Report	30	December 30, 2021
Certificate of Completion	47	February 15, 2022

There are currently no redevelopment plans established for the site; however, it is anticipated that the future redevelopment will be consistent with the current zoning and land use requirements for the area and goals of the BCP.



3.0 PROPERTY'S ENVIRONMENTAL HISTORY

Investigations performed at the site have identified contaminants of concern at concentrations which exceed NYSDEC TOGS 1.1.1 Ambient Water Quality Standards and Guidance Values and NYSDOH mitigate levels in both groundwater and indoor air. The primary contaminants of concern in groundwater include VOCs, most notably tetrachloroethene (PCE), trichloroethene (TCE), and cis-1,2-dichloroethene and SVOCs. Notably, PCE was also detected in the indoor air samples.

Contaminant	Affected Media	Suspected Source
Petroleum (no. 2 fuel oil)	Soil, groundwater	Abandoned UST
Chlorinated VOCs	Indoor air, groundwater	Former dry cleaner

Data from previous investigations performed at the site are summarized below.

3.1 Phase I Environmental Site Assessment – November 2019

A Phase I Environmental Site Assessment (ESA) was performed by Merritt Environmental Consulting Corp (MECC) at the site in November 2019. At the time of the assessment, the site consisted of six contiguous two-story residential and commercial buildings, with a rear yard. Each building has an individual basement which housed the boiler room and boiler areas. The buildings were occupied by twelve residential units and seven commercial units. The following Recognized Environmental Conditions (RECs) were noted:

- According to the historical sources reviewed, a dry cleaner occupied the site during the years 1973-2014. Review of the EDR Radius Map indicated Rose Garden Cleaners is listed as a former RCRA Generator (EPA ID: NYR000063545) which generated tetrachloroethane. The dry cleaner was located at 161-03 29th Avenue.
- An abandoned fuel oil underground storage tank (UST) was identified at the rear yard of the property at 161-05/07 29th Avenue. MECC was provided with an invoice from Stivan Plumbing and Heating Inc, dated 2002, indicating that the tank was abandoned in place with sand.

An electronic copy of the November 2019 Phase I ESA is provided as Appendix D.

3.2 Focused Subsurface Site Investigation (FSSI) – January 2020

A Phase II ESA was performed by MECC in December 2019 – January 2020 in response to the aforementioned Phase I ESA that identified the site's former occupancy by a dry cleaner and abandoned fuel oil UST, as RECs requiring further evaluation.

The Phase II ESA consisted of the performance of a subsurface quality assessment which included a geophysical survey, soil borings, installation of temporary well points, and the collection and



laboratory analysis of select samples. Further, water samples were collected from standing water present within sump pits located in the basement of 161-03 29th Avenue (former dry cleaner).

The geophysical survey confirmed the location of the abandoned fuel oil UST. Based on the reported dimensions of the subsurface anomaly, MECC concluded that the volume of the UST may be as great as 2,000-gallons.

The soil boring program consisted of three soil borings performed using direct push technology (Geoprobe). Two soil borings (B1, B2) were installed adjacent to the UST. A third soil boring (B3) was installed within the rear yard, approximately 30 feet north of the rear entrance of 161-03 29th Avenue (former dry cleaner). Each of the three soil borings were converted to temporary well points for groundwater sample collection (B1GW, B2GW, B3GW). Depth to water was identified at approximately 5 to 7 feet bgs within the soil borings. MECC believed that the encountered water represented a perched groundwater condition.

Elevated PID readings, olfactory, and/or visual evidence of petroleum contamination was observed in soil and groundwater at both B1 and B2. No free-phase product was observed on water extracted from B1 and B2, although a heavy petroleum sheen and strong petroleum odors were identified. No field evidence of soil or groundwater contamination was identified at B3. Analytical results of groundwater samples B1GW and B2GW revealed concentrations of select VOCs and SVOCs above their respective NYSDEC TOGS 1.1.1 Ambient Water Quality Standards and Guidance Values.

Analytical results of groundwater samples Sump1 and Sump2 revealed concentrations of select CVOCs above their respective NYSDEC TOGS 1.1.1 Ambient Water Quality Standards and Guidance Values.

Sample locations and reported groundwater chemical concentrations in excess of applicable NYSDEC TOGS 1.1.1 Ambient Water Quality Standards and Guidance Values are depicted on Figure 3.

An electronic copy of the January 2020 Phase II ESA is provided as Appendix E.

3.3 Indoor Air Quality Investigation (IAQ) & Sump Water Sampling – February 2020

A supplemental Phase II investigation was performed by MECC in February 2020 to assess indoor air quality and further assess water quality within the basement sump pits.

The supplemental Phase II investigation consisted of the collection and laboratory analysis of eight indoor air samples from the basement, first floor, and second floor of 161-01 29th Avenue, 161-03 29th Avenue (former dry cleaner), and 161-05 29th Avenue and collection and laboratory analysis of water samples from standing water present within sump pits located within the



basements of 161-01 29th Avenue, 161-03 29th Avenue (former dry cleaner), and 161-05 29th Avenue. Notably, a sump pit located within 161-05 29th Avenue was dry at the time of the investigation. MECC planned on collecting indoor air samples and water samples from sump pits (if present) within 161-07 29th Avenue, 161-09 29th Avenue, and 161-11 29th Avenue but were denied access to these building areas.

Analytical results of groundwater samples Sump1A, Sump2A, and Sump3 revealed concentrations of PCE above its respective NYSDEC TOGS 1.1.1 Ambient Water Quality Standards and Guidance Values within sample Sump2A.

Analytical results of indoor air samples revealed concentrations of PCE above mitigate levels in four of the eight samples. All four samples were centered at and adjacent to the former dry cleaner tenant space.

Sample locations and reported groundwater chemical concentrations in excess of applicable NYSDEC TOGS 1.1.1 Ambient Water Quality Standards and Guidance Values are depicted on Figure 3.

Sample locations and reported indoor air chemical concentrations in excess of applicable NYSDOH Mitigate levels are depicted on Figure 4.

An electronic copy of the February 2020 Phase II ESA is provided as Appendix F.

3.4 SSDS Pilot Test Report – June 2020

A Sub-Slab Depressurization System (SSDS) pilot study was conducted by EnviroTrac in May – June 2020 for the purposes of determining the feasibility of implementing a full scale SSD system as a viable means of mitigation throughout the existing building structure. The results of this study were used to determine the feasibility of each technology, as well as determining the required operating parameters and layout for the selected system.

Based on the results of the pilot study, EnviroTrac concluded that the pilot testing performed demonstrates that a full scale SSD system can serve as an effective means of mitigation for the site buildings.

An electronic copy of the June 2020 SSDS Pilot Test Report is provided as Appendix G.

3.5 Underground Storage Tank Closure Report – September 2020

Tank removal activities were conducted by PAL Environmental Services, Inc, with oversight from Castleton, on June 29, 30, and July 1, 2020. The tank was removed from the ground on June 29, 2020; petroleum contaminated soil was removed from the excavation and endpoint sample was conducted on June 30, 2020, and site restoration was completed on July 1, 2020.



During the removal, the tank was found to be a 1,500-gallon capacity UST. Several holes were identified on the bottom and sides of the tank. Further, evidence of discharge, i.e., visual/olfactory signs of petroleum impact and elevated PID readings for VOCs, was observed in the excavation. Soil showing evidence of impact was removed from the excavation and stockpiled and covered with poly sheeting. Excavation activities continued until further excavation was no longer feasible due to site conditions. A total of 102.62 tons of petroleum impacted material, removed from inside the tank and excavation, was disposed of by PAL Environmental Services, Inc at Clean Earth of Carteret (Carteret, New Jersey).

Twelve endpoint samples were collected, and laboratory analyzed. The samples were biased toward the locations of greatest contamination. Endpoint sampling analytical results reported concentrations below applicable standards. Based on these findings, Castleton concluded that remedial activities were successful in that petroleum contaminated soils associated with the removed UST were effectively removed. Any residual petroleum impacted soil remaining is at depth and not representative of a significant threat to human health and the environment.

Spill closure of Spill Number 1911712 was granted by NYSDEC on September 30, 2020. PBS records have been updated and are maintained under PBS #2-613172.

An electronic copy of the September Tank Closure Report is provided as Appendix H.

4.0 PROPERTY INFORMATION

Information pertaining to the site and surrounding area is described in the following sections.

The sites tax parcel information is depicted on Figure 5 and a USGS 7.5 Minute Quadrangle Map is provided as Figure 6.

4.1 Property Description

The site is located at 161-01 – 161-11 29th Avenue, Flushing, New York. The site is bordered by residential to the north, 29th Avenue to the south, commercial properties to the east, and 161st Street to the west. The site consists of an irregular shaped parcel with an estimated area of 0.302 acres.

The site location is depicted on Figure 1 and surrounding properties are depicted on Figures 5 and 7.

4.2 Site Features

The site is improved with a series of six (6) attached two-story mixed-use residential/commercial buildings constructed in 1931. The two-story buildings contain commercial and retail operations on the ground floors and residential apartments on the second floors. A shared yard is present at the rear (north side) of the buildings. Each of the buildings contain discrete full basements.



The size of the entire site is approximately 13,100 square feet inclusive of the building footprints and rear yard. The aggregate footprint of the buildings is 7,300 square feet.

Site features are depicted on Figure 2.

4.3 Tax Map Information

The site is designated as Section: Queens, Block: 4889, and Lots: 57, 59, 60, 61, 62, and 63. Complete tax map information for all tax parcels included within the site boundary is as follows:

Parcel Address	Section No.	Block No.	Lot No.	Acreage
161-01 29 th Avenue	Queens	4889	63	0.053
161-03 29 th Avenue	Queens	4889	62	0.053
161-05 29 th Avenue	Queens	4889	61	0.052
161-07 29 th Avenue	Queens	4889	60	0.050
161-09 29 th Avenue	Queens	4889	59	0.048
161-11 29 th Avenue	Queens	4889	57	0.046

4.4 Current Zoning and Land Use

The site and surrounding area to the east is zoned as R3-2 with C1-3 commercial overlay, which permits commercial uses. The site is currently active and occupied by commercial/retail tenants on the ground floors and residential apartments on the second floors. The surrounding area to the north, south, and west are zoned as R2A. Current tenants of the buildings are as follows:

Parcel Address	Current Occupancy
161-01 29 th Avenue	Vacant, under renovation (To be a coffee shop)
161-01 29 th Avenue (rear)	Modern Lounge Hair Studio
161-03 29 th Avenue	Bowne Chemists Pharmacy
161-05 29 th Avenue	Pippy & Lily Clothing Boutique
161-07 29 th Avenue	CNL Nails & Spa
161-09 29 th Avenue	Procida Realty Corp
161-11 29 th Avenue	Whitestone Design

Current zoning and land use of the subject site and surrounding area is depicted on Figure 7.

Based upon review of the NYSDEC Environmental Zone (En-zone) map, the site is not in an En-zone.



The site has previously been remediated pursuant to Article 12 of Navigation Law. Previous investigations conducted at the site identified petroleum impacts to soil and groundwater in the vicinity of an abandoned fuel oil underground storage tank (UST) which resulted in the activation of NYSDEC spill number 1911712. The UST and accessible petroleum contaminated soil were removed and endpoint samples were collected. A UST Closure Report was submitted to the NYSDEC documenting the remediation effort and to update the PBS records and request spill closure. Spill closure was granted by NYSDEC on September 30, 2020. PBS records are maintained under PBS #2-613172.

The spill record for the site from the NYSDEC Spill Incidents Database Search website is included in Appendix B. An electronic copy of the February 2020 Phase II ESA is provided as Appendix F. An electronic copy of the September Tank Closure Report is provided as Appendix H.

4.5 Past Use of the Site

The site currently consists of six contiguous two-story residential and commercial buildings. The buildings were constructed in 1931. Information obtained from the November 2019 Phase I ESA prepared by MECC indicated that the site consisted of vacant land in 1903 and 1916 and the existing six two-story storefront buildings from 1941 through 2006. Review of the City Directory Abstract revealed various residential and commercial related occupants. A dry cleaner, under several different names, occupied the site (161-03 29th Avenue) during the years 1973-2014. Rose Garden Cleaners is listed as a former RCRA Generator (EPA ID: NYR000063545) which generated tetrachloroethane.

The following permits were issued by the NYSDEC or USEPA relating to the proposed site:

Type	Issuing Agency	Description
RCRA Generator Site	USEPA	EPA ID: NYR000063545 Waste Code: F002
PBS Site	NYSDEC	PBS #: 2-613172 Closed 1,500-gallon #2 FO UST

Currently available information from the USEPA suggests that the RCRA Generator permit was acquired circa 1998. Information pertaining to the permit expiration date was not available. A Freedom of Information Law (FOIL) application was submitted to the USEPA in an effort to identify the permit expiration date. All pertinent information will be forwarded as it becomes available to us. Notably, according to a representative of the property owner, the dry cleaner vacated the tenant space at 161-03 29th Avenue in 2014.

Permits associated with the RCRA Generator Site and PBS Site are included in Appendix I.



4.6 Site Geology and Hydrogeology

The near surface geology in the Flushing area of Queens is similar to other heavily developed areas found in this area. The site and surrounding area surficial geology is generally considered “urban land” and is characterized by a non-homogenous distribution of soil and fill types. Excavation and backfilling for building foundations, utility conduits, railway systems, and other construction has resulted in a varied subsurface profile. No bedrock outcroppings are present at the site.

Review of local maps prepared by the United States Geological Survey (USGS) indicated that the site is located approximately 70 feet above mean sea level; depth to groundwater in the area of the property is approximately 40 feet below land surface. Groundwater flow is in a northerly direction towards local bodies of water. Notably, based upon soil boring data collected during the 2019 Phase II performed by MECC, groundwater at the site was found at depths ranging from five to seven feet bgs. MECC believes that the encountered shallower water bearing zones represented perched groundwater conditions with a local groundwater flow direction to the north-northeast. Site geology consisted of clay with varying amounts of sand interspersed by water-bearing zones composted of fine to coarse sand.

4.7 Environmental Assessment

Based upon investigations conducted to date, the primary contaminants of concern for the site include chlorinated volatile organic compounds (CVOCs), most notably tetrachloroethene (PCE), trichloroethene (TCE), and cis-1,2-dichloroethene (cis-1,2-DCE), related to former dry cleaner operations.

Groundwater – Concentrations of PCE, TCE, and cis-1,2-DCE, in excess of groundwater standards (5 ppb), were identified within groundwater samples collected from sumps located within the former dry cleaner, with a maximum concentration of PCE at 120 ppb.

Indoor Air – Analytical results of indoor air samples revealed concentrations of PCE above mitigate levels (10.0 ug/m³ for PCE) in four of eight samples. The four samples with elevated PCE levels were centered at and adjacent to the former dry cleaner tenant space. The maximum concentration of PCE, identified at 25.8 ug/m³, was reported within an air sample collected from the basement at 161-05 29th Avenue, which is adjacent to the former dry cleaner.

5.0 REQUESTOR AND OWNER INFORMATION

The current property owner of the site is 16103-11 29TH AVENUE LLC who is the Requestor to this BCP application. There are no known relationships between the Requestor and previous property ownership and/or operators except as noted. 16103-11 29TH AVENUE LLC acquired the property in September 2007.

16103-11 29TH AVENUE LLC is a domestic limited liability company. The sole member of the Requestor is:



Member Name	Member Address
William Feldman	294 Vista Drive, Jericho, New York 11753

A list of the previous property owners, operators per information provided by a representative of the property owner and City Directory Abstract, and readily available information is included as Appendix J.

6.0 ELIGIBILITY INFORMATION

Information pertaining to the Requestor and property eligibility is provided in the following sections.

6.1 Requestor Eligibility Information

The Requestor, 16103-11 29TH AVENUE LLC has no outstanding claims by the Spill Fund for the site. In addition, the Requestor has not been determined in an administrative, civil, or criminal proceeding in violation of Environmental Conservation Law Article 27 Title 14, been denied entry to the BCP, been found in civil proceedings or convicted criminally to have committed negligent acts involving the handling, storage, treating, disposing, or transportation of contaminants, or other similar acts which would preclude their participation in the BCP.

6.2 Requestors Requested Status

The Requestor, 16103-11 29TH AVENUE LLC, requests to enter the BCP as a Participant. The requestors relationship to the property is as owner.

6.3 Proof of Site Access

The Requestors relationship to the property is as owner therefore proof of site access is not applicable.

6.4 Property Eligibility Information

Investigations conducted to date have identified the following:

- petroleum impacts to soil and groundwater in the vicinity of an abandoned fuel oil underground storage tank (UST) which resulted in the activation of NYSDEC Spill Number 1911712 (closed as of September 30, 2020); and
- chlorinated solvent impacts, most notably tetrachloroethene (PCE), trichloroethene (TCE), and cis-1,2-dichloroethene to groundwater and indoor air samples related to former dry cleaner operations.

Upon review of the reports of previous investigations associated with the site, the NYSDEC notified the property owner that the site located at 161-03 29th Avenue, Queens, NY (Block 4889, Lot 62), the location of the former dry cleaner, is considered a potential hazardous waste disposal site due to the identified chlorinated solvent impacts. Therefore, the NYSDEC must investigate



all suspected or known inactive hazardous waste disposal sites. NYSDEC Site Number 241247 was issued for the property.

The letter from NYSDEC to the property owner regarding potential hazardous waste disposal site is included in Appendix C.

7.0 CONTACT LIST INFORMATION

Citizen participation is required at the onset and during the remedial process as part of the BCP. Initially, a site contact list must be prepared, and include at a minimum, certain local officials, adjacent property owners and residents, the public water supplier, and administrators of nearby schools and day care facilities.

A site contact list in accordance with Department of Environmental Remediation (DER)-23 / Citizens Participation Handbook for Remedial Programs is included as Appendix K.

Document repository agreements are included in Appendix L.

8.0 LAND USE FACTORS

8.1 Current Site Use

The site is currently active and occupied by commercial/retail tenants on the ground floors and residential apartments on the second floors. The commercial/retail tenants utilize their tenant space for commercial, retail, office, and storage purposes. There are no identified sources of contamination source areas at the site related to the commercial/retail tenants and their operations.

8.2 Post Remediation Site Use

There are currently no redevelopment plans for the site; however, it is anticipated that the future redevelopment will be consistent with the current zoning and land use requirements for the area and goals of the BCP. Current historical and/or recent development patterns support the anticipated future use of the site.

9.0 SIGNATURES OF ENVIRONMENTAL PROFESSIONALS

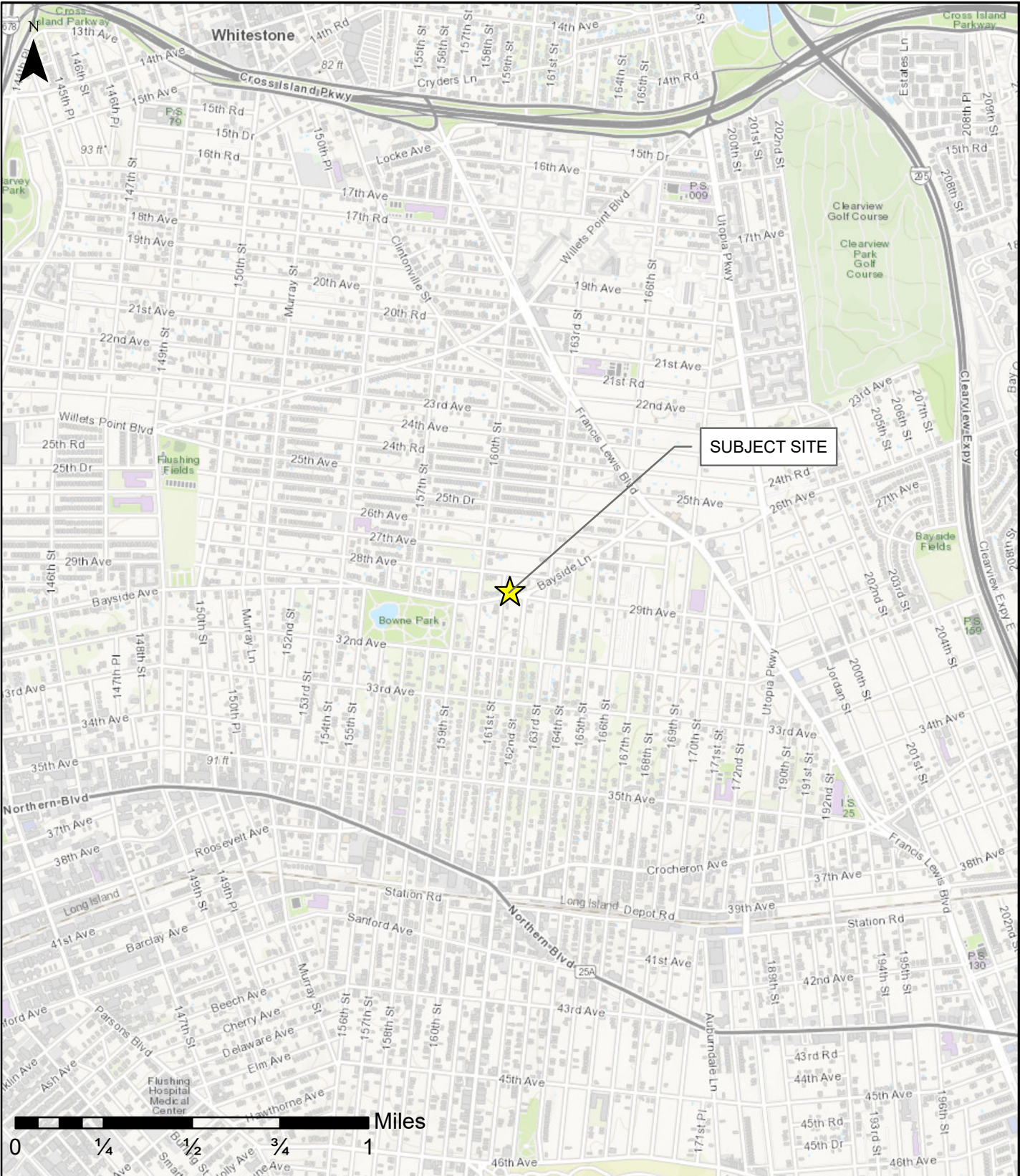
Castleton Environmental, to the best of its knowledge and belief, possesses the specific qualifications based on education, training, and experience to meet the definition of Qualified Environmental Professional as defined at 6 NYCRR 375-1.2(ak) and DER-10 paragraph 1.3(b)49.

Frank P. Castellano, PG
Principal

Daren Murphy
Project Manager



FIGURES




CASTLETON
 ENVIRONMENTAL
 P: 631-482-1818
 F: 631-321-4349
 E: info@castletonenv.com
www.castletonenv.com

Site Location
 161-01 - 161-11 29th Ave
 Flushing, Queens, New York

PROJECT: PRMC2001
 DATE: 9/17/2020
 DRAWN BY: BB
 APPROVED BY: FPC
FIGURE:
 1

- Site Parcels
- Site Boundary
- Adjacent Parcels

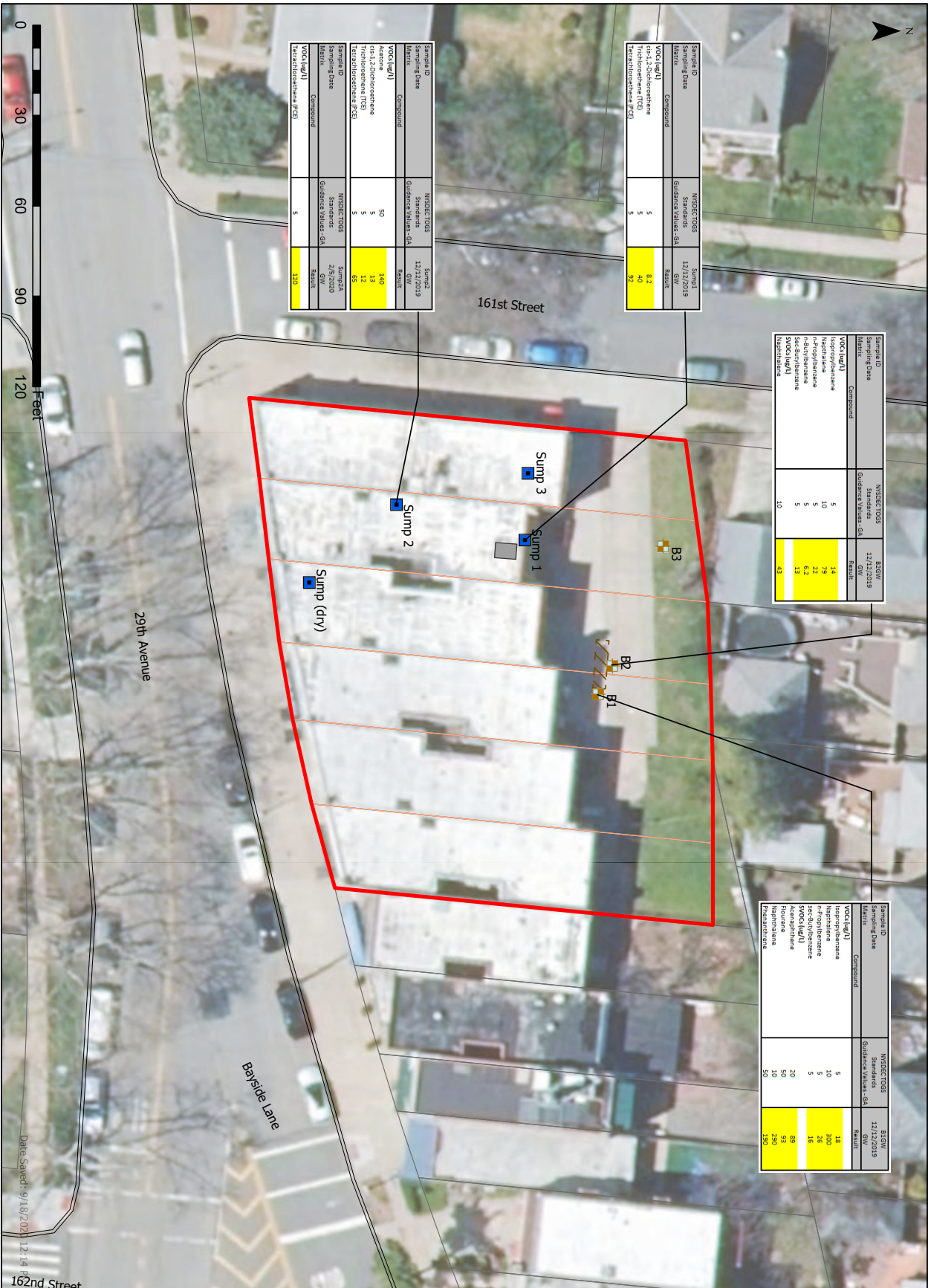
16103-11 29th Ave LLC
 294 Vista Dr
 Jericho, NY 11753

PROJECT: PCRM2001
 DATE: 9/18/2020
 SCALE: AS SHOWN
 DRAWN BY: BB
 APPROVED BY: FPC

Site Plan
 161-01 - 161-11 29th Ave
 Flushing, Queens, NY

FIGURE: 2





Sample ID	Sampling Date	NSDEC TOGS Standards	ASOW 12/12/2019
VOC (µg/L)	Matrix	Guidance Values - GA	Result
Hexachlorocyclopentadiene		5	14
1,1,1-Trichloroethane		10	79
1,1,2,2-Tetrachloroethane		5	22
1,1,2,3-Tetrachloroethane		5	6.2
1,1,2,4-Tetrachloroethane		5	19
1,1,3,3-Tetrachloroethane		5	19
1,2,3,4-Tetrachloroethane		10	45

Sample ID	Sampling Date	NSDEC TOGS Standards	ASOW 12/12/2019
VOC (µg/L)	Matrix	Guidance Values - GA	Result
Hexachlorocyclopentadiene		5	18
1,1,1-Trichloroethane		10	300
1,1,2,2-Tetrachloroethane		5	26
1,1,2,3-Tetrachloroethane		5	16
1,1,2,4-Tetrachloroethane		20	89
1,1,3,3-Tetrachloroethane		20	89
1,2,3,4-Tetrachloroethane		50	750
1,2,3,5-Tetrachloroethane		50	150

Sample ID	Sampling Date	NSDEC TOGS Standards	Sample 1 12/12/2019
VOC (µg/L)	Matrix	Guidance Values - GA	ASOW Result
1,1,1-Trichloroethane		5	8.2
1,1,2,2-Tetrachloroethane		5	40
1,1,2,3-Tetrachloroethane		5	25

Sample ID	Sampling Date	NSDEC TOGS Standards	Sample 2 12/12/2019
VOC (µg/L)	Matrix	Guidance Values - GA	ASOW Result
1,1,1-Trichloroethane		50	140
1,1,2,2-Tetrachloroethane		5	13
1,1,2,3-Tetrachloroethane		5	12
1,1,2,4-Tetrachloroethane		5	85

CASTLETON ENVIRONMENTAL
 P: 631-482-1818
 F: 631-321-4349
 E: info@castletonenv.com
 www.castletonenv.com

Contamination Identified In Groundwater
 161-01 - 161-11 29th Ave
 Flushing, Queens, NY

FIGURE: 3

PROJECT: PGRM2001
DATE: 9/18/2020
SCALE: AS SHOWN
DRAWN BY: BB
APPROVED BY: FPC

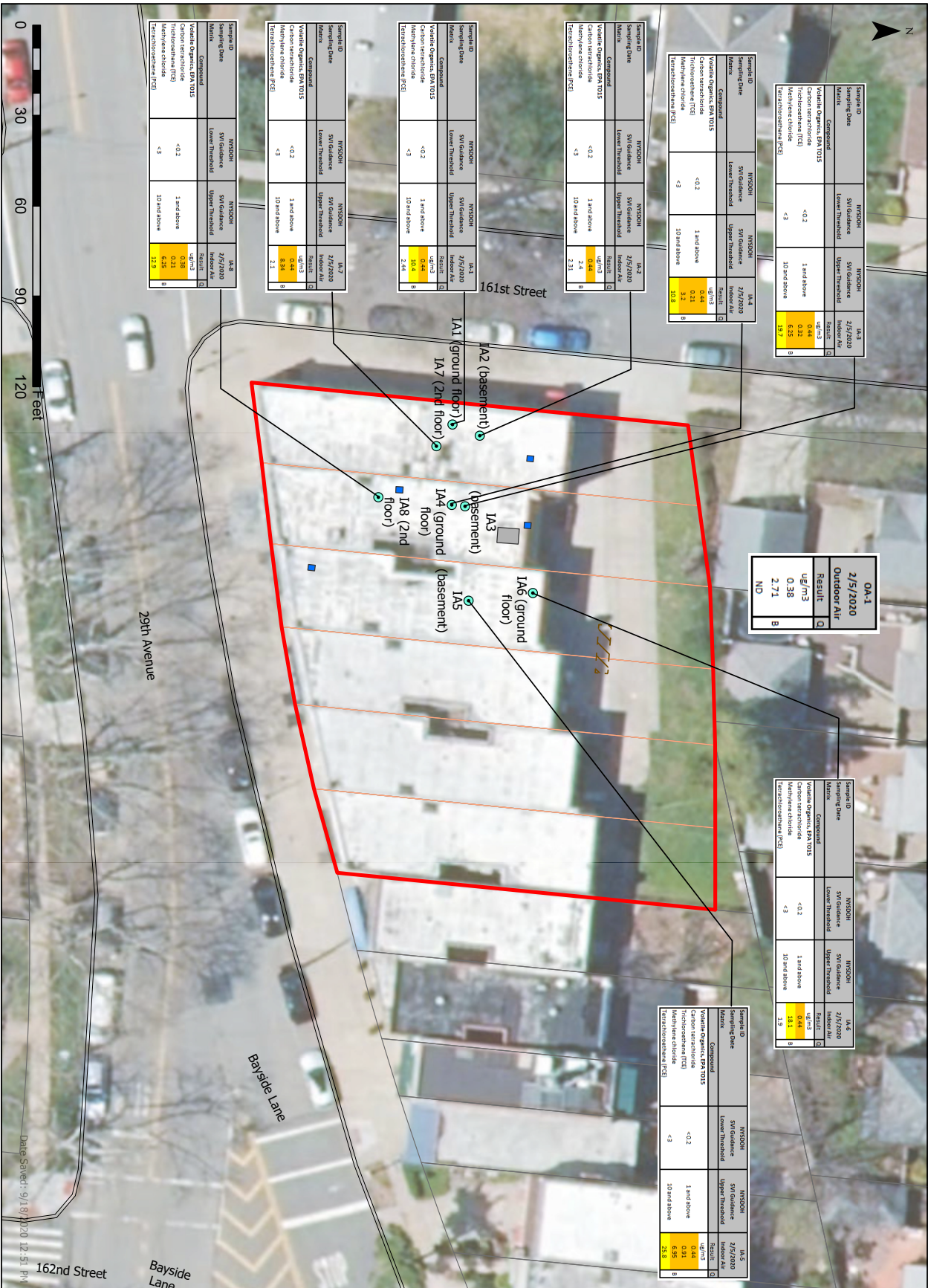
16103-11 29th Ave LLC
 294 Vista Dr
 Jericho, NY 11753

Legend:

- GW Boring
- Sump
- Former UST
- Dry Cleaning Machine Stanchions
- Site Boundary
- Site Parcels
- Surrounding Parcels

Yellow highlight exceeds WSDEC TOGS 1.1.1.11 Ambient Water Quality Standards and Guidance Values.

Date Saved: 9/18/2021 12:14



Sample ID	Sampling Date	SVT Guidance	SVT Guidance	SVT Guidance	SVT Guidance
Matrix	Compound	Lower Threshold	Upper Threshold	Lower Threshold	Upper Threshold
IA-3 2/5/2020 Indoor Air	Volatile Organic EPA 1015	<0.2	1 and above	1 and above	1 and above
	Trichloroethylene (TCE)	<3	10 and above	10 and above	10 and above
	Methylene chloride	<3	10 and above	10 and above	10 and above
Tetrachloroethylene (PCE)		<3	10 and above	10 and above	10 and above

Sample ID	Sampling Date	SVT Guidance	SVT Guidance	SVT Guidance	SVT Guidance
Matrix	Compound	Lower Threshold	Upper Threshold	Lower Threshold	Upper Threshold
IA-2 2/5/2020 Indoor Air	Volatile Organic EPA 1015	<0.2	1 and above	1 and above	1 and above
	Trichloroethylene (TCE)	<3	10 and above	10 and above	10 and above
	Methylene chloride	<3	10 and above	10 and above	10 and above
Tetrachloroethylene (PCE)		<3	10 and above	10 and above	10 and above

Sample ID	Sampling Date	SVT Guidance	SVT Guidance	SVT Guidance	SVT Guidance
Matrix	Compound	Lower Threshold	Upper Threshold	Lower Threshold	Upper Threshold
IA-1 2/5/2020 Indoor Air	Volatile Organic EPA 1015	<0.2	1 and above	1 and above	1 and above
	Carbon tetrachloride	<3	10 and above	10 and above	10 and above
	Methylene chloride	<3	10 and above	10 and above	10 and above
Tetrachloroethylene (PCE)		<3	10 and above	10 and above	10 and above

Sample ID	Sampling Date	SVT Guidance	SVT Guidance	SVT Guidance	SVT Guidance
Matrix	Compound	Lower Threshold	Upper Threshold	Lower Threshold	Upper Threshold
IA-7 2/5/2020 Indoor Air	Volatile Organic EPA 1015	<0.2	1 and above	1 and above	1 and above
	Carbon tetrachloride	<3	10 and above	10 and above	10 and above
	Methylene chloride	<3	10 and above	10 and above	10 and above
Tetrachloroethylene (PCE)		<3	10 and above	10 and above	10 and above

Sample ID	Sampling Date	SVT Guidance	SVT Guidance	SVT Guidance	SVT Guidance
Matrix	Compound	Lower Threshold	Upper Threshold	Lower Threshold	Upper Threshold
IA-4 2/5/2020 Indoor Air	Volatile Organic EPA 1015	<0.2	1 and above	1 and above	1 and above
	Carbon tetrachloride	<3	10 and above	10 and above	10 and above
	Methylene chloride	<3	10 and above	10 and above	10 and above
Tetrachloroethylene (PCE)		<3	10 and above	10 and above	10 and above

Sample ID	Sampling Date	SVT Guidance	SVT Guidance	SVT Guidance	SVT Guidance
Matrix	Compound	Lower Threshold	Upper Threshold	Lower Threshold	Upper Threshold
IA-8 2/5/2020 Indoor Air	Volatile Organic EPA 1015	<0.2	1 and above	1 and above	1 and above
	Carbon tetrachloride	<3	10 and above	10 and above	10 and above
	Methylene chloride	<3	10 and above	10 and above	10 and above
Tetrachloroethylene (PCE)		<3	10 and above	10 and above	10 and above

OA-1	
2/5/2020	
Outdoor Air	
Ug/m ³	Result
0.38	B
2.71	B
ND	B

Sample ID	Sampling Date	SVT Guidance	SVT Guidance	SVT Guidance	SVT Guidance
Matrix	Compound	Lower Threshold	Upper Threshold	Lower Threshold	Upper Threshold
IA-6 2/5/2020 Indoor Air	Volatile Organic EPA 1015	<0.2	1 and above	1 and above	1 and above
	Carbon tetrachloride	<3	10 and above	10 and above	10 and above
	Methylene chloride	<3	10 and above	10 and above	10 and above
Tetrachloroethylene (PCE)		<3	10 and above	10 and above	10 and above

Sample ID	Sampling Date	SVT Guidance	SVT Guidance	SVT Guidance	SVT Guidance
Matrix	Compound	Lower Threshold	Upper Threshold	Lower Threshold	Upper Threshold
IA-5 2/5/2020 Indoor Air	Volatile Organic EPA 1015	<0.2	1 and above	1 and above	1 and above
	Carbon tetrachloride	<3	10 and above	10 and above	10 and above
	Methylene chloride	<3	10 and above	10 and above	10 and above
Tetrachloroethylene (PCE)		<3	10 and above	10 and above	10 and above

CASTLETON
ENVIRONMENTAL

P: 631-482-1818
F: 631-321-4349
E: info@castletonenv.com
www.castletonenv.com

- Indoor Air
- Former UST
- Sump
- Dry Cleaning Machine Sump
- Site Boundary
- Site Parcels

Orange highlight exceeds NYSDOH SVT Lower Threshold.
Yellow highlight exceeds NYSDOH SVT Upper Threshold.
B - Analyte found in the associated blank.

PROJECT: PGRM2001
DATE: 9/18/2020
SCALE: AS SHOWN
DRAWN BY: BB
APPROVED BY: FCC

16103-11 29th Ave LLC
294 Vista Dr
Jericho, NY 11753

Contamination Identified In Indoor Air
161-01 - 161-11 29th Ave
Flushing, Queens, NY

FIGURE: 4





- Site Boundary
- Site Parcels
- Adjacent Parcels

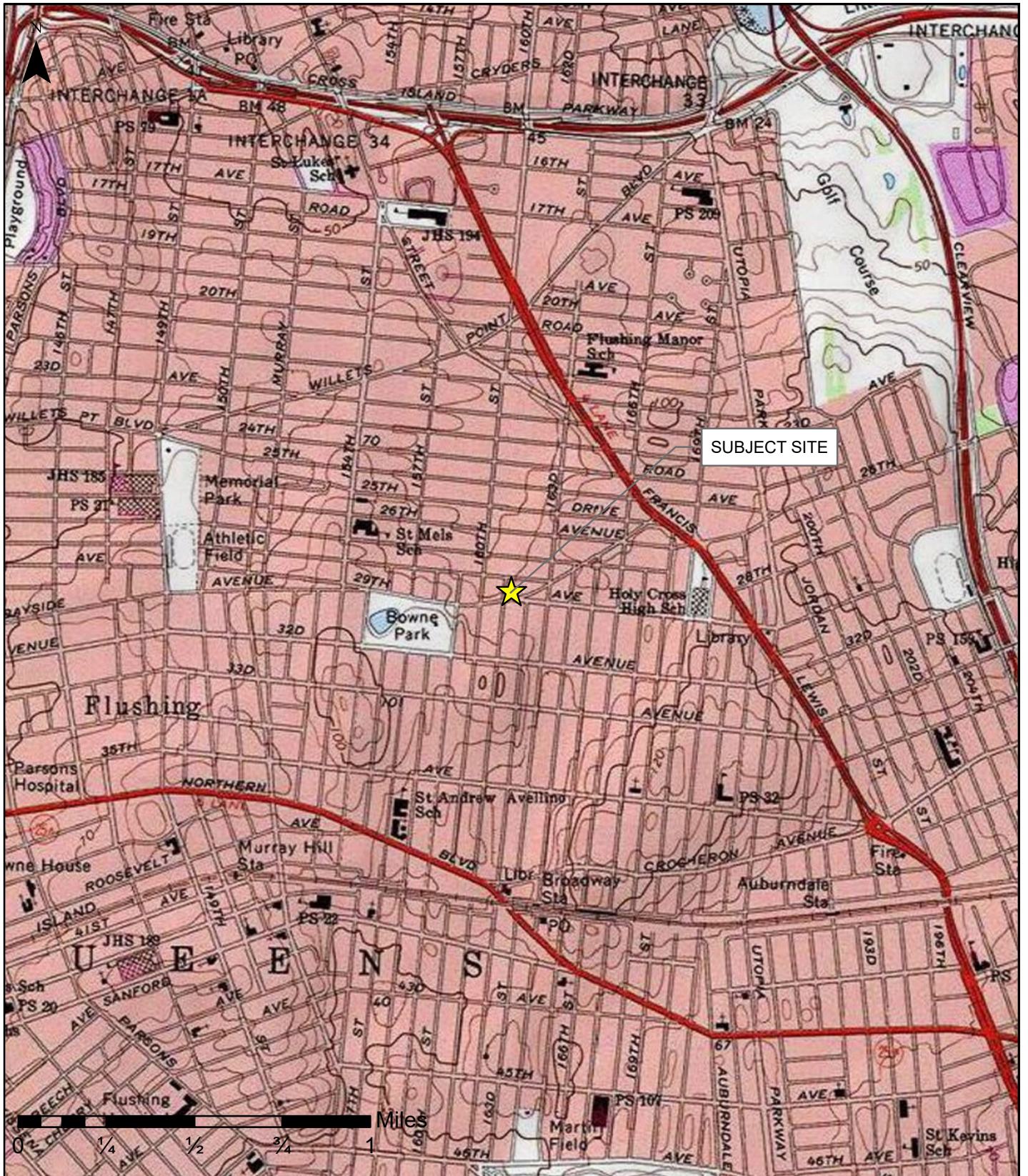
16103-11 29th Ave LLC
294 Vista Dr
Jericho, NY 11753

PROJECT: PCRM2001
DATE: 9/21/2020
SCALE: AS SHOWN
DRAWN BY: BB
APPROVED BY: FPC

Tax Parcel Info
161-01 - 161-11 29th Ave
Flushing, Queens, NY

FIGURE: 5






CASTLETON
 ENVIRONMENTAL
 P: 631-482-1818
 F: 631-321-4349
 E: info@castletonenv.com
www.castletonenv.com

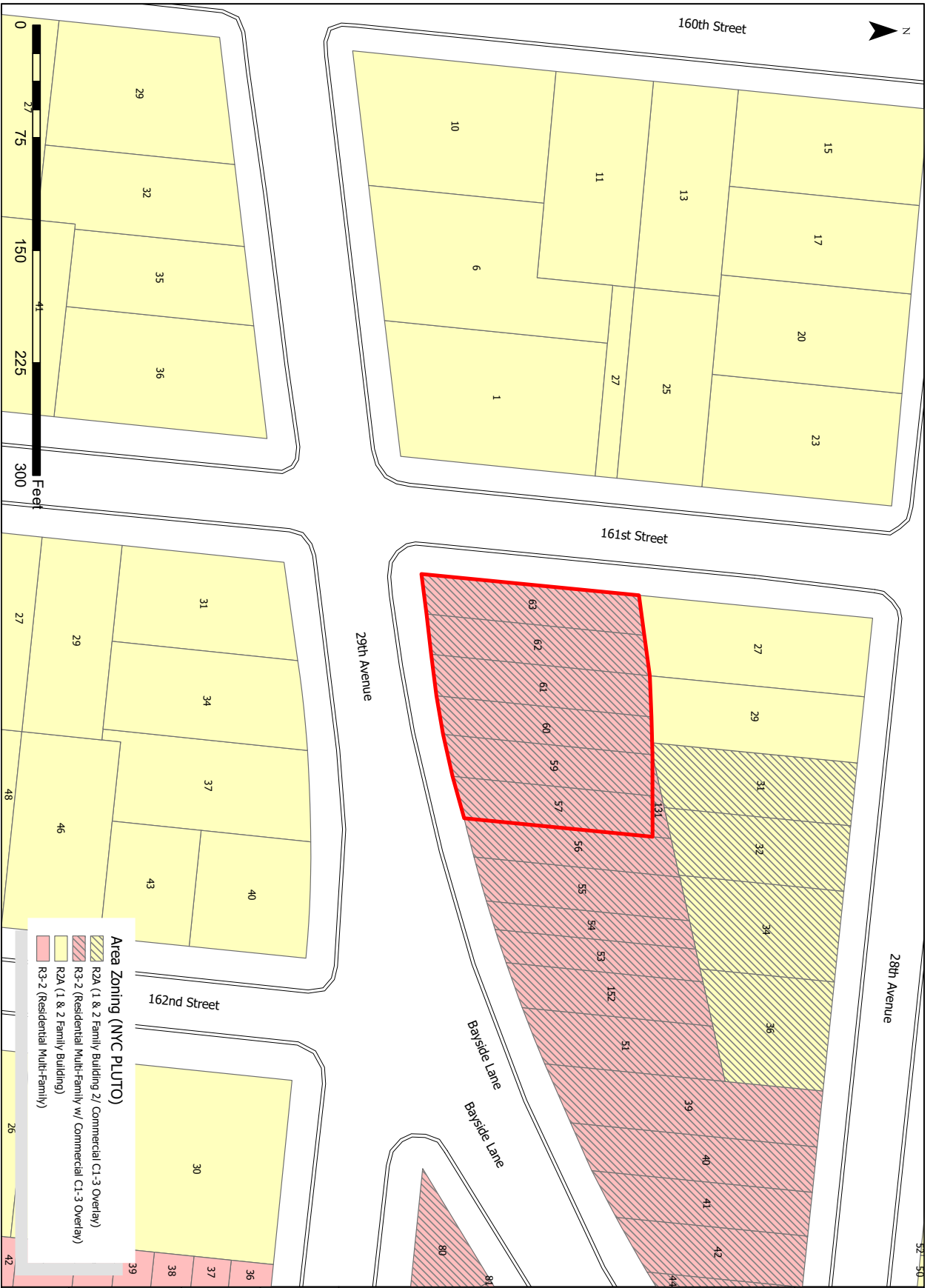
USGS 7.5 min Topo

161-01 - 161-11 29th Ave
 Flushing, Queens, New York


PROJECT:	PRMC2001
DATE:	9/17/2020
DRAWN BY:	BB
APPROVED BY:	FPC

FIGURE:

6



P: 631-482-1818
 F: 631-321-4349
 E: info@castletonenv.com
 www.castletonenv.com

 Site Boundary

16103-11 29th Ave LLC
 294 Vista Dr
 Jericho, NY 11753

PROJECT: PGRM2001
 DATE: 9/18/2020
 SCALE: AS SHOWN
 DRAWN BY: BB
 APPROVED BY: FPC

Property and Adjacent Parcels
 161-01 - 161-11 29th Ave
 Flushing, Queens, NY

FIGURE:
 7



APPENDIX A

Requestors NYSDOS Entity Print Out and Member/Ownership Information

NYS Department of State

Division of Corporations

Entity Information

The information contained in this database is current through September 30, 2020.

Selected Entity Name: 16103-11 29TH AVENUE LLC

Selected Entity Status Information

Current Entity Name: 16103-11 29TH AVENUE LLC

DOS ID #: 3528535

Initial DOS Filing Date: JUNE 08, 2007

County: NASSAU

Jurisdiction: NEW YORK

Entity Type: DOMESTIC LIMITED LIABILITY COMPANY

Current Entity Status: ACTIVE

Selected Entity Address Information

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

16103-11 29TH AVENUE LLC

294 VISTA DRIVE

JERICO, NEW YORK, 11753

Registered Agent

NONE

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

***Stock Information**

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

No Information Available

*Stock information is applicable to domestic business corporations.

Name History

Filing Date	Name Type	Entity Name
JUN 08, 2007	Actual	16103-11 29TH AVENUE LLC

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

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

[Search Results](#) | [New Search](#)

[Services/Programs](#) | [Privacy Policy](#) | [Accessibility Policy](#) | [Disclaimer](#) | [Return to DOS](#)
[Homepage](#) | [Contact Us](#)



APPENDIX B

NYSDEC Spill Incidents Database Search Spill Record



Spill Incidents Database Search Details

Spill Record

Administrative Information

DEC Region: 2

Spill Number: 1911712

Spill Date/Time

Spill Date: 03/24/2020 **Spill Time:** 03:24:00 PM

Call Received Date: 03/24/2020 **Call Received Time:** 03:24:00 PM

Location

Spill Name: SOIL

Address: 161-01 29TH AVE

City: FLUSHING **County:** Queens

Spill Description

Material Spilled	Amount Spilled	Resource Affected
chlorinated solvents	UNKNOWN	Indoor Air
#2 fuel oil	UNKNOWN	Indoor Air
chlorinated solvents	UNKNOWN	Groundwater
#2 fuel oil	UNKNOWN	Groundwater

Cause: Equipment Failure

Source: Commercial/Industrial

Waterbody:

PBS #:

Record Close

Date Spill Closed: 09/30/2020

"Date Spill Closed" means the date the spill case was closed by the case manager in the Department of Environmental Conservation (the Department). The spill case was closed because either; a) the records and data submitted indicate that the necessary cleanup and removal actions have been completed and no further remedial activities are necessary, or b) the case was closed for administrative reasons (e.g., multiple reports of a single spill consolidated into a single spill number). The Department however reserves the right to require additional remedial work in relation to the spill, if in the future it determines that further action is necessary.

If you have questions about this reported incident, please contact the Regional Office where the incident occurred.



APPENDIX C

Letter from NYSDEC to Property Owner Re: Potential Hazardous Waste Disposal Site

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Division of Environmental Remediation, Region 2
47-40 21st Street, Long Island City, NY 11101
P: (718) 482-4995
www.dec.ny.gov

July 29, 2020

John Procida
16103-11 29th Avenue LLC.
c/o Procida Realty Corp.
161-09 29th Avenue
Flushing, NY 11358

Re: Potential Hazardous Waste Disposal Site

Dear Property Owner:

As mandated by subdivision 27-1305(2)(a) of the Environmental Conservation Law ("ECL," cited below), the New York State Department of Environmental Conservation (the Department) must investigate all suspected or known inactive hazardous waste disposal sites. We have received information which leads us to suspect that hazardous waste has been disposed of at the following location:

Site Name: 161-03 29th Avenue, Queens, NY
Site Address: 161-03 29th Avenue, Queens, NY, 11358
Tax Map No.: Block 4889, Lot 62
NYSDEC Site No.: 241247

Therefore, this letter constitutes the Department's notification to you as the identified property owner that this property is considered a potential inactive hazardous waste disposal site. If the Department determines that hazardous waste has been disposed of on the property and that the hazardous waste poses a significant threat to public health or the environment, the property will be listed on the Registry of Inactive Hazardous Waste Disposal Sites (Registry).

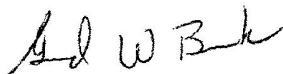
If you have any information that may be relevant to our investigation and pending determination, please forward it to me as soon as possible. If you prefer to carry out this investigation yourself, you may do so under a legal agreement with the Department and in accordance with the Department's technical requirements. Please contact us within 10 business days if you want to discuss this option. Otherwise, the Department will carry out any needed field investigation. If the site is determined to be an inactive hazardous waste disposal site and the Department incurs costs to investigate or remediate the site, the Department will seek to recover all costs from any responsible person.



A brief summary of the information we presently have on the site is enclosed. This information will soon be available on our public website, and may be accessed by using our "Environmental Site Remediation Database Search" tool at:
<http://www.dec.ny.gov/cfm/external/derexternal/index.cfm?pageid=3>.

If you have any questions or would like to discuss the possibility of undertaking the investigation of the site yourself, please contact the Department's project manager, Steven Wu, at steven.wu@dec.ny.gov or (718) 482-6725.

Sincerely,



Gerard Burke, P.E.
Director, Remedial Bureau B

Enclosure

Environmental Conservation Law

Section 27-1305(2)(a)

"The department shall conduct investigations of the sites listed in the registry and shall investigate areas or sites which it has reason to believe should be included in the registry. The purpose of these investigations shall be to develop the information required by subdivision one of this section to be included in the registry."



**Department of
Environmental
Conservation**

Environmental Site Remediation Database Search

There are two ways to search the database: by site code or by other search criteria (see the definitions of the search terms below). Entering a site code will provide the full record for one site. Entering other search criteria will provide a list of sites that meet the criteria, with partial information about each.

Search method #1: Enter a site code:

OR

Search method #2: Enter as many search criteria as are known. (Note: misspellings will bring blank results - if unsure of spelling leave blank.) Leave the site name, city, or street blank to obtain search results for all site names, cities, or streets. On the search results screen, click on a site number to access the full record for a given site. (Hint: entering the county with all other fields blank will result in a list of all sites in the county.)

Site Name:

Program: All Programs

Site Class: All Classes

County: All Counties

Region: All Regions

City:

Street:

Control Type: All

Engineering Controls: All

Institutional Controls: All

Search Term Definitions:

Site Name: A name assigned to the site. The search will retrieve any site name that contains the entered string of characters (i.e., a search for "station" will retrieve "fire station", "gas station", etc.).

Program: The search will retrieve sites in one of DER's Environmental Remediation Programs (i.e., State Superfund Program, Brownfield Cleanup Program) [Overview of DER's Remedial Programs](#)

Site Class: Classification assigned to the Site. [Classification](#)

County: The name of a county in New York State in which the site is located

Region: The DEC region in which the site is located

City: The town, city, or village in which the site is located

Street: Street name. The search will retrieve any street address that contains the entered string of characters (i.e., a search for "Main" will retrieve "101 Main Street", "33 Main Avenue", etc.) Hint: If you don't find what you're looking for, try a variant spelling (e.g. "eighth" or "8th").

Institutional and Engineering Controls: The search will retrieve sites at which the selected control has been put in place. The search is limited to the controls which are currently in the database.

(Definitions of Institutional and Engineering Controls)

Glossary of Inactive Hazardous Waste Site Terms

[Return to Environmental Remediation Databases](#)



APPENDIX D

**November 2019 Phase I ESA prepared by
MECC
(Provided Electronically)**



APPENDIX E

January 2020 Focused Subsurface Site Investigation (FSSI) prepared by MECC (Provided Electronically)



APPENDIX F

February 2020 Indoor Air Quality (IAQ) & Sump Water Sampling prepared by MECC (Provided Electronically)



APPENDIX G

June 2020 SSDS Pilot Test Report prepared by EnviroTrac (Provided Electronically)



APPENDIX H

September 2020 Underground Storage Tank Closure Report prepared by Castleton (Provided Electronically)



APPENDIX I

Permits Associated with RCRA Generator Site and PBS Site



- You are here: [EPA Home](#)
- [Envirofacts](#)
- [RCRAInfo](#)
- [Search Results](#)

Search Results

- Home
- Multisystem Search
- Topic Searches
- System Data Searches
- About the Data
- Data Downloads
- Widgets
- Services
- Mobile
- Other Datasets

RCRAInfo Links

- [Overview](#)
- [Search](#)
- [Model](#)
- [RCRAInfo Search User Guide](#)
- [Contact Us](#)
- [Office of Resource Conservation and Recovery Home](#)

RCRAInfo



[Data Disclaimer](#)

RCRAInfo Facility Information

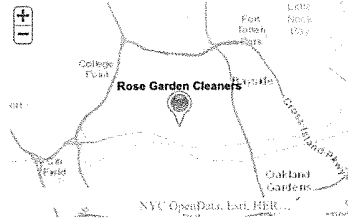
ROSE GARDEN CLEANERS
 Handler ID: NYR000063545
 161-03 29TH AVE
 FLUSHING, NY 11358

County Name: QUEENS

Latitude: 40.77123
 Longitude: -73.802975

Hazardous Waste Generator:

Owner Name: JANE YOUN



**You can navigate within the map with your mouse.*

No BIENNIAL REPORT data is available for the facility listed above.

LIST OF FACILITY CONTACTS

NAME	STREET	CITY	STATE	ZIP CODE	PHONE	TYPE OF CONTACT
JANE YOUN	29TH AVE	FLUSHING	NY	11358	718-746-5353	Public
JANE YOUN	29TH AVE	FLUSHING	NY	11358	718-746-5353	Permit
JANE YOUN	161-03 29TH AVE	FLUSHING	NY	11358	718-746-5353	Permit

HANDLER / FACILITY CLASSIFICATION

Unspecified Universe for the facility listed above.

HANDLER TYPE	LAND DISPOSAL	INCINERATOR	BOILER AND OR INDUSTRIAL FURNACE	STORAGE	TREATMENT

HANDLER TYPE
Not in a universe

No PROCESS INFORMATION is available for the facility listed above.

No NAICS Codes are available for the facility listed above.

No Waste Codes are available for the facility listed above.

[Go To Top Of The Page](#)

Total Number of Facilities Retrieved: 1



PBS # :
2-613172

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
Petroleum Bulk Storage Program
Facility Information Report

Printed : 8/10/2020

pbsfactprt_foil.rpt

Site Information

161-05 - 161-07 29TH AVENUE, FLUSHING Boro/Sec.: Queens
161-05 - 161-07 29TH AVENUE Block: 4889
FLUSHING, NY 11358 Lot: 61

Tax Map Information

16103-11 29TH AVENUE LLC
294 VISTA DRIVE
JERICHO, NY 11753

Site Owner Information

PROCIDA REALTY CORP.
161-09 29TH AVENUE
FLUSHING, NY 11358

Mail Correspondent Information

ATTN: JOHN PROCIDA
(718) 746-5200

Site Phone: (718) 746-5200

Town: New York City County: Queens

Facility Operator: JOHN PROCIDA

(718) 746-5200

Owner Type : Corporate/Commercial/Other

(718) 746-5200

ATTN: JOHN PROCIDA

Authorized Representative: DAREN MURPHY

Emergency Phone: (718) 746-5200

Emergency Contact: JOHN PROCIDA

Site Status : Unregulated/Closed

Reg Expires : 08/10/2025 Cert Printed:

Total Active Tanks : 0

Last Inspected:

Site Type: Other

Cert Issued: 08/10/2020 Total Active Capacity : 0

Inspected By:

(2) Tank No	(3) Tank Loc	(4) Status	(5) Date Instal	(5) Date Closed	(6) Capacity (gals)	(7) Product	(8) Tank Type	(9) Tank IP	(10) Tank EP	(10) Tank SC	(11) Tank LD	(12) Tank LD	(13) Tank OP	(14) Tank SP	(15) Tank Disp	(16) Tank Pipe Loc	(17) Pipe Type	(18) Pipe EP	(19) Pipe SC	(20) Pipe LD	(21) UDC	Next Line Test	Next Tank Test	Tank Owner	
001	5	3		06/29/2020	1,500	0001	01	00	00	00	00	00	00	00	00	00	02	01	00	00	00	00	00	00	

Subpart: 3

Category: 1

(See Reverse Side or Last Page for Code Keys)

PETROLEUM BULK STORAGE APPLICATION - SECTION B - TANK INFORMATION - CODE KEYS

Action (1)

1. Initial Listing
2. Add Tank
3. Close/Remove Tank
4. Information Correction
5. Recondition/Repair/Reline

Tank Location (3)

1. Aboveground-contact w/soil
2. Aboveground-contact w/impervious barrier
3. Aboveground on saddles, legs, stilts, rack or cradle
4. Tank 10% or more below ground
5. Underground including vaulted with no access for inspection
6. Aboveground in Subterranean

Status (4)

1. In-service
2. Out-of-service
3. Closed-Removed
4. Closed- In Place
5. Tank converted to Non-Regulated use

Products Stored (7)

Heating Oils: On-Site

Consumption

- 0001. #2 Fuel Oil
- 0002. #4 Fuel Oil
- 0259. #5 Fuel Oil
- 0003. #6 Fuel Oil
- 0012. Kerosene

0591. Clarified Oil

2711. Biodiesel (Heating)

2642. Used Oil (Heating)

Heating Oils: Resale/

Redistribution

- 2718. #2 Fuel Oil
- 2719. #4 Fuel Oil
- 2720. #5 Fuel Oil
- 2721. #6 Fuel Oil
- 2722. Kerosene
- 2723. Clarified Oil
- 2724. Biodiesel (Heating)

Motor Fuels

- 0009. Gasoline
- 2712. Gasoline/Ethanol
- 0008. Diesel
- 2710. Biodiesel
- 0011. Jet Fuel
- 1044. Jet Fuel (Biofuel)
- 2641. Aviation Gasoline

Lubricating/Cutting Oils

- 0013. Lube Oil
- 0015. Motor Oil
- 1045. Gear/Spindle Oil
- 0010. Hydraulic Oil
- 0007. Cutting Oil
- 0021. Transmission Fluid
- 1836. Turbine Oil

Oils Used as Building Materials

- 2626. Asphaltic Emulsions
- 0748. Form Oil

Petroleum Spirits

- 0014. White/Mineral Spirits
- 1731. Naphtha

Mineral/Insulating Oils

- 0020. Insulating Oil (e.g., Transformer, Cable Oil)
- 2630. Mineral Oil

Waste/Used/Other Oils

- 0022. Waste/Used Oil
- 9999. Other-Please list:*

Crude Oil

- 0006. Crude Oil
- 0701. Crude Oil Fractions

Tank Type (8)

- 01. Steel/Carbon Steel/Iron
- 02. Galvanized Steel Alloy
- 03. Stainless Steel Alloy
- 04. Fiberglass Coated Steel
- 05. Steel Tank in Concrete
- 06. Fiberglass Reinforced Plastic (FRP)
- 07. Plastic
- 08. Equivalent Technology
- 09. Concrete
- 10. Urethane Clad Steel
- 99. Other-Please list:*

Internal Protection (9)

- 00. None
- 01. Epoxy Liner
- 02. Rubber Liner
- 03. Fiberglass Liner (FRP)
- 04. Glass Liner
- 99. Other-Please list:*

External Protection (10/18)

- 00. None
- 01. Painted/Asphalt Coating
- 02. Original Sacrificial Anode
- 03. Original Impressed Current
- 04. Fiberglass
- 05. Jacketed
- 06. Wrapped (Piping)
- 07. Retrofitted Sacrificial Anode
- 08. Retrofitted Impressed Current
- 09. Urethane

Tank Secondary Containment (11)

- 00. None
- 01. Diking (AST Only)
- 02. Vault (w/access)
- 03. Vault (w/o access)
- 04. Double-Walled (UST Only)
- 05. Synthetic Liner
- 06. Remote Impounding Area
- 07. Excavation Liner
- 09. Modified Double-Walled (AST Only)
- 10. Impervious Underlayment (AST Only)**
- 11. Double Bottom (AST Only)**
- 12. Double-Walled (AST Only)
- 99. Other - Please List:*

Tank Leak Detection (12)

- 00. None
- 01. Interstitial Electronic Monitoring
- 02. Interstitial Manual Monitoring
- 03. Vapor Well
- 04. Groundwater Well
- 05. In-Tank System (Auto Tank Gauge)
- 06. Impervious Barrier/Concrete Pad (AST Only)
- 07. Statistical Inventory Reconciliation (SIR)
- 08. Weep holes in vaults with no access for inspection.

Overfill Protection (13)

- 00. None
- 01. Float Vent Valve
- 02. High Level Alarm
- 03. Automatic Shut-Off
- 04. Product Level Gauge (AST)
- 05. Vent Whistle
- 99. Other-Please list:*

Spill Prevention (14)

- 00. None
- 01. Catch Basin
- 99. Other-Please list:*

Pumping/Dispensing Method (15)

- 00. None
- 01. Pressurized Dispenser
- 02. Suction Dispenser
- 03. Gravity
- 04. On-Site Heating System (Suction)
- 05. On-Site Heating System (Supply/Return)
- 06. Tank-Mounted Dispenser

Piping Location (16)

- 00. No Piping
- 01. Aboveground
- 02. Underground/On-ground
- 03. Aboveground/Underground Combination

Piping Type (17)

- 00. None
- 01. Steel/Carbon Steel/Iron
- 02. Galvanized Steel
- 03. Stainless Steel Alloy
- 04. Fiberglass Coated Steel
- 05. Steel Encased in Concrete
- 06. Fiberglass Reinforced Plastic (FRP)
- 07. Plastic
- 08. Equivalent Technology
- 09. Concrete
- 10. Copper
- 11. Flexible Piping

Piping Secondary Containment (19)

- 00. None
- 01. Diking (Aboveground Only)
- 02. Vault (w/access)
- 04. Double-Walled (Underground Only)
- 06. Remote Impounding Area
- 07. Trench Liner
- 12. Double-Walled (Aboveground Only)
- 99. Other - Please List:*

Pipe Leak Detection (20)

- 00. None
- 01. Interstitial Electronic Monitoring
- 02. Interstitial Manual Monitoring
- 03. Vapor Well
- 04. Groundwater Well
- 07. Pressurized Piping Leak Detector
- 09. Exempt Suction Piping
- 10. Statistical Inventory Reconciliation (SIR)
- 99. Other-Please list:*

Under Dispenser Containment (UDC) (21)

Check Box if Present _ _ _ _ _

* If other, please list on a separate sheet including tank number

** Each of these codes must be combined with code 01 or 06 requirements



APPENDIX J

List of Previous Property Owners and Operators

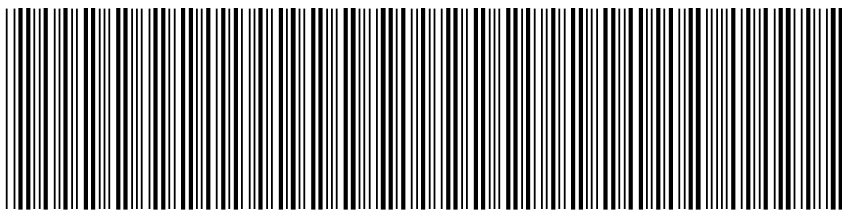


PREVIOUS SITE OWNERS
161-01 – 161-11 29th Avenue
Flushing, NY

Previous Entity	Lot(s)	Years	Last Known Address	Relationship to Requestor
16103-11 29TH AVENUE LLC	57, 59, 60, 61, 62	2007-2020	294 Vista Drive, Jericho, NY	Same
The Feldman Family Trust	57, 59, 60, 61, 62	2000-2007	50-04 Weeks Lane, Flushing, NY	Same
William Feldman and Elaine Feldman DBA ERGS Realty Co FKA ERGS Realty Corp	57, 59, 60, 61, 62	1977-2000	50-04 Weeks Lane, Flushing, NY	Same
ERGS Realty Corp	57, 59, 60, 61, 62	-1977	50-04 Weeks Lane, Flushing, NY	Same
16103-11 29TH AVENUE LLC	63	2007-2020	294 Vista Drive, Jericho, NY	Same
The Feldman Family Trust	63	2000-2007	50-04 Weeks Lane, Flushing, NY	Same
William Feldman and Elaine Feldman DBA ERGS Realty Co	63	1982-2000	50-04 Weeks Lane, Flushing, NY	Same
Hugh McGranaghan	63	1980-1982	93-30 43 rd Avenue, Elmhurst, NY	None
Herbert Sacks &	63	1978-1980	157-48 11 th Avenue, Beechurst, NY	None
Arthur Fink			35-51 162 Street, Flushing, NY	
Casimiro Grippi & Giovana Grippi	63	-1978	39-04 201st Street, Bayside, NY	None

**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.



2007091400727001006E3DD8

RECORDING AND ENDORSEMENT COVER PAGE

PAGE 1 OF 4

Document ID: 2007091400727001 Document Date: 09-13-2007 Preparation Date: 01-11-2008
Document Type: DEED
Document Page Count: 2

<p>PRESENTER: LAW OFFICES OF JEFFREY BLANKSTEIN 400 POST AVENUE SUITE 201 WESTBURY, NY 11590 516-334-1100 Bryn@Blanksteinlaw.com</p>	<p>RETURN TO: LAW OFFICES OF JEFFREY BLANKSTEIN 400 POST AVENUE SUITE 201 WESTBURY, NY 11590 516-334-1100 Bryn@Blanksteinlaw.com</p>
---	---

PROPERTY DATA			
Borough	Block	Lot	Unit Address
QUEENS	4889	63 Entire Lot	161-01 29TH AVENUE
Property Type: 1- 2 FAM WITH ATTCH GAR &/OR VACANT LAND			

CROSS REFERENCE DATA


CRFN _____ or Document ID _____ or _____ Year ____ Reel ____ Page ____ or File Number _____

PARTIES	
<p>GRANTOR/SELLER: THE FELDMAN FAMILY TRUST DATED JANUARY 16, 1993 294 VISTA DRIVE JERICHO, NY 11753 x Additional Parties Listed on Continuation Page</p>	<p>GRANTEE/BUYER: 16103-11 29TH AVENUE LLC 294 VISTA DRIVE JERICHO, NY 11753</p>

FEES AND TAXES			
Mortgage		Filing Fee:	
Mortgage Amount:	\$ 0.00	\$	75.00
Taxable Mortgage Amount:	\$ 0.00	NYC Real Property Transfer Tax:	
Exemption:		\$	0.00
TAXES: County (Basic):	\$ 0.00	NYS Real Estate Transfer Tax:	
City (Additional):	\$ 0.00	\$	0.00
Spec (Additional):	\$ 0.00		
TASF:	\$ 0.00		
MTA:	\$ 0.00		
NYCTA:	\$ 0.00		
Additional MRT:	\$ 0.00		
TOTAL:	\$ 0.00		
Recording Fee:	\$ 47.00		
Affidavit Fee:	\$ 0.00		

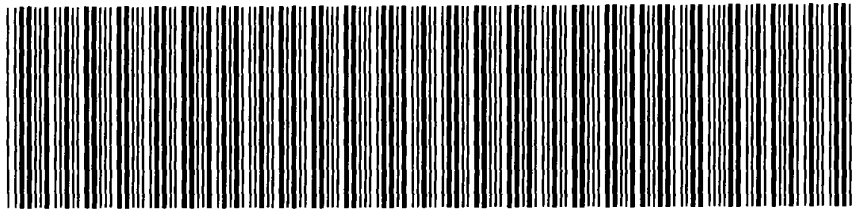
**RECORDED OR FILED IN THE OFFICE
OF THE CITY REGISTER OF THE
CITY OF NEW YORK**

Recorded/Filed 01-16-2008 11:45
City Register File No.(CRFN):
2008000020820



Annette McMill
City Register Official Signature

NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER



2007091400727001006C3F58

RECORDING AND ENDORSEMENT COVER PAGE (CONTINUATION) PAGE 2 OF 4

Document ID: 2007091400727001
Document Type: DEED

Document Date: 09-13-2007

Preparation Date: 01-11-2008

PARTIES

GRANTOR/SELLER:

WILLIAM S. FELDMAN, TRUSTEE
294 VISTA DRIVE
JERICHO, NY 11753

GRANTOR/SELLER:

ELAINE FELDMAN, TRUSTEE
294 VISTA DRIVE
JERICHO, NY 11753

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

THIS INDENTURE, made the 13 day of Epoken in the year 2007,
BETWEEN

THE FELDMAN FAMILY TRUST DATED JANUARY 16, 1993, WILLIAM S. FELDMAN,
TRUSTEE, and ELAINE FELDMAN, TRUSTEE, residing at 294 Vista Drive, Jericho, New York
11753,

party of the first part, and

16103-11 29TH AVENUE LLC,
with an address of 294 Vista Drive, Jericho, New York 11753,

party of the second part,

No CONSIDERATION

WITNESSETH, that the party of the first part, in consideration of ten dollars and other valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the 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 Third Ward of the Borough and County of Queens, City and State of New York.

SAID PREMISES being known as Section 24, Block 4889, and Lot 63.

SAID PREMISES being known as and by street address at 161-01 29th Avenue, Flushing, New York.

Section 24

BEING THE SAME PREMISES as conveyed to the Grantor herein by virtue of a deed dated July 17, 2000, and recorded on August 9, 2000 in the Office of the City Register of the City of New York in Reel 5648, Page 0199.

Block 4889

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above-described premises to the center lines thereof;

TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises;

Lot 63

TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.


AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

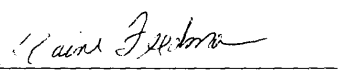
AND the party of the first part covenants as follows: that said party of the first part is seized of the said premises in fee simple, and has good right to convey the same, that the party of the second part shall quietly enjoy the said premises; that the said premises are free from encumbrances, except as aforesaid; that the party of the first part will execute or procure any further necessary assurance of the title to said premises; and that said party of the first part will forever warrant the title to said premises.

The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

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

IN PRESENCE OF:


William S. Feldman


Elaine Feldman

ACKNOWLEDGEMENT TAKEN IN NEW YORK STATE

State of New York, County of NASSAU, ss:

On the 15 day of October in the year 2007, before me, the undersigned, personally appeared William S. Feldman and Elaine Feldman, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.



JEFFREY BLANKSTEIN
Notary Public, State of New York
No. 30-4930762
Qualified in Nassau County
Commission Expires April 18, 2012

ACKNOWLEDGEMENT BY SUBSCRIBING WITNESS TAKEN IN NEW YORK STATE

State of New York, County of _____, ss:
On the _____ day of _____ in the year _____, before me, the undersigned, a Notary Public in and for said State, personally appeared _____, the

_____ the subscribing witness to the foregoing instrument, with whom I am personally acquainted, who, being by me duly sworn, did depose and say that he/she/they reside(s) in

(if the place of residence is in a city, include the street and street number if any, thereof):
that he/she/they know(s)

to be the individual described in and who executed the foregoing instrument; that said subscribing witness was present and saw said

execute the same; and that said witness at the same time subscribed his/her/their name(s) as a witness thereto

**Warranty Deed
with full covenants**

Title No. _____

THE FELDMAN FAMILY TRUST DATED
JANUARY 16, 1993

TO

16103-11 29TH AVENUE LLC

ACKNOWLEDGEMENT TAKEN IN NEW YORK STATE

State of New York, County of _____, ss:

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

SEAL

ACKNOWLEDGEMENT TAKEN OUTSIDE NEW YORK STATE

*State of _____, County of _____, ss:
*(Or insert District of Columbia, Territory, Possession or Foreign County)

On the _____ day of _____ in the year _____, before me the undersigned personally appeared _____

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

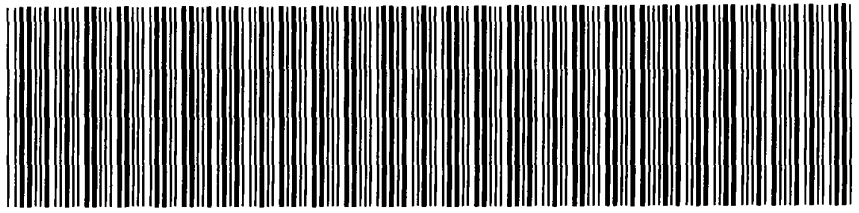
(add the city or political subdivision and the state or country or other place the acknowledgement was taken).

DISTRICT _____
SECTION 24
BLOCK 4889
LOT 63
COUNTY OR TOWN Third Ward of the Borough and County of Queens

RETURN BY MAIL TO:

**The Law Offices of Jeffrey Blankstein
400 Post Avenue, Suite 201
Westbury, New York 11590**

NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER



2007091400727001006SF359

SUPPORTING DOCUMENT COVER PAGE

PAGE 1 OF 1

Document ID: 2007091400727001
Document Type: DEED

Document Date: 09-13-2007

Preparation Date: 01-11-2008

ASSOCIATED TAX FORM ID: 2007091400164

SUPPORTING DOCUMENTS SUBMITTED:

Page Count

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

1
2
1

REMARKS:

NO CONSIDERATION. TRANSFER FROM TRUST TO LLC.

FOR CITY USE ONLY

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

C3. Book OR C4. Page

C5. CRFN



REAL PROPERTY TRANSFER REPORT

STATE OF NEW YORK
STATE BOARD OF REAL PROPERTY SERVICES

RP - 5217NYC

(Rev 11/2002)

PROPERTY INFORMATION

1. Property Location 161-01 29TH AVENUE QUEENS 11358
 STREET NUMBER STREET NAME BOROUGH ZIP CODE

2. Buyer Name 16103-11 29TH AVENUE LLC
 LAST NAME / COMPANY FIRST NAME

LAST NAME / COMPANY FIRST NAME

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

STREET NUMBER AND STREET NAME CITY OR TOWN STATE ZIP CODE

4. Indicate the number of Assessment Roll parcels transferred on the deed 1 # of Parcels OR Part of a Parcel

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

5. Deed Property Size FRONT FEET X DEPTH OR ACRES

Check the boxes below as they apply:
6. Ownership Type is Condominium
7. New Construction on Vacant Land

8. Seller Name THE FELDMAN FAMILY TRUST DATED JANUARY 16, 1993
 LAST NAME / COMPANY FIRST NAME

WILLIAM S. FELDMAN AND ELAINE FELDMAN, TTEES
 LAST NAME / COMPANY FIRST NAME

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

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

SALE INFORMATION

10. Sale Contract Date 9 / 13 / 2007
 Month Day Year

11. Date of Sale / Transfer 9 / 13 / 2007
 Month Day Year

12. Full Sale Price \$ 0

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

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

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

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

No consideration. Transfer to trust.

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

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

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

QUEENS 4889 63

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 I understand that the making of any willful false statement of material fact herein will subject me to the provisions of the penal law relative to the making and filing of false instruments.

BUYER
 BUYER SIGNATURE William S. Feldman DATE 09/13/07
 STREET NUMBER 294 STREET NAME (AFTER SALE) Vista Drive
 CITY OR TOWN Jericho STATE N.Y. ZIP CODE 11753

BUYER'S ATTORNEY
 LAST NAME Blankstein FIRST NAME Jeffrey
 AREA CODE 516 TELEPHONE NUMBER 334-1100
 SELLER
 SELLER SIGNATURE William S. Feldman DATE 09/13/07

CERTIFICATION

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

BUYER

BUYER'S ATTORNEY

BUYER SIGNATURE		DATE	LAST NAME		FIRST NAME
STREET NUMBER		STREET NAME (AFTER SALE)		516	334-1100
CITY OR TOWN		STATE	ZIP CODE	AREA CODE TELEPHONE NUMBER	
				SELLER	
			SELLER SIGNATURE		DATE



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 is located in the Borough of **QUEENS**
 Block: **4889** Lot: **63**
- (2) Account Number (if applicable):
 Meter Number (if available—include the letter):
- (3) Street Address of Property Receiving Service:
 Street **161-01 29TH AVENUE** City **NY** State **NY** Zip **11358**
- (4) Full name, mailing address, home phone and business phone numbers of owner of property receiving service:
 (please provide information on owner ONLY; do NOT give information on property manager or tenant):
 Owner's Name Business: **16103-11 29TH AVENUE LLC**
 or Individual:
 (Last Name) (First Name) (MI)
 Street **294 VISTA DRIVE** City **JERICO** State **NY** Zip **11753**
 Home Phone(Numbers only): **516-433-0787** Business Phone(Numbers only):

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.
- B.** 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, or the property being placed in a lien sale by the City.
- C.** Original bills for water and/or sewer service will be mailed to the owner, at the owner's address specified on this form. DEP will provide a duplicate copy of bills to one other party (such as a managing agent) if so requested below, provided, however, that any failure or delay by DEP in providing duplicate copies of bills shall in no way relieve the owner from his/her/its liability to pay all outstanding water and sewer charges.

- (5) If you would like a duplicate copy of bills sent to another party, please check here and fill out the following information:

Name of Party to Receive Duplicate Copies of Bills:

- (6) Mailing Address: Street City State Zip

- (7) Relationship to Owner (check one): Managing Agent Mortgagee
 Tenant Other (please explain):

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, C 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.

- (8) E-mail:
- (9) Name of Owner: **16103-11 29TH AVENUE LLC**

- (10) Signature:

Name and Title of Person Signing for Owner, if applicable: **By: William S. Feldman for**
 Date(mm/dd/yyyy): **9/13/07** **16103-11 29TH AVENUE LLC**

REEL 5648PG0199

CITY REGISTER RECORDING AND ENDORSEMENT PAGE

COUNTY OF Queens

THIS PAGE FORMS PART OF THE INSTRUMENT

TOTAL NUMBER OF PAGES IN DOCUMENT INCLUDING THIS PAGE 2

Block <u>4889</u>	Lots - ONLY IF ENTIRE LOT <u>63</u>	Partial Lots <u>PIO</u>
Premises <u>161-a 29th Ave</u>	NAME <u>Jeffrey Blankstein</u>	
Title/Agent Company Name	ADDRESS <u>888 7th Ave Suite 4500</u>	
Title Company Number	CITY <u>New York</u>	STATE <u>Ny</u> ZIP <u>10019</u>

NAME & ADDRESS

PARTY 1 William S. Feldman

ADDITIONAL PARTY 1 Elane Feldman

PARTY 2 Feldman Family Trust

ADDITIONAL PARTY 2

CHECK THIS BOX IF THERE ARE MORE THAN 2 OF EITHER PARTY

CITY REGISTER'S USE ONLY - DO NOT WRITE BELOW THIS LINE

Examined by A. B. De

Mtge Tax Serial No.

Mtge Amount \$

Taxable Amount \$

Exemption (✓) YES NO

Type: [3000] [200] [OTHER]

Dwelling Type: [1 to 2] [3] [4 to 6] [OVER 6]

TAX RECEIVED ON ABOVE MORTGAGE

County (basic) \$

City (Addtl) \$

Spec Addtl \$

TASF \$

MTA \$

NYCTA \$

TOTAL TAX \$

Apportionment Mortgage (✓) YES NO

City Register Serial Number 078671

Indexed By (s): [Signature]

Verified By (s): [Signature]

Block(s) and Lot(s) verified by (✓):

Address [Signature] Tax Map

Extra Block(s) Lot(s)

Recording Fee A \$32

Affidavit Fee (C) \$

RPTT Fee (R) \$25

HPD-A HPD-C

New York State Real Estate Transfer Tax \$0

Serial Number 000828

New York City Real Property Transfer Tax 017887

Serial Number

DEED 0158 32.00

LQ/TL CSNR RECPT DATE TIME

4-1 1 105137 Aug 9-00 10:06



RECORDED IN THE OFFICE OF THE CITY REGISTER OF THE CITY OF NEW YORK

2000 Aug -9 A 10:52

[Signature]

REEL 564860200

T 621 - Standard N.Y.S.T.L. Form 8002 Bargain & sale deed, with covenants against grantor's acts. Ind. or Corp. single sheet, 11-98

DISTRIBUTED BY **Blumenthal** Executor Inc. NYC 10019

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

THIS INDENTURE, made on 7/17/90

BETWEEN William S. Feldman and Elaine Feldman, his wife, D/B/A ERGS Realty Co., 50-04 Weeks Lane, Flushing, New York

no consideration

party of the first part, and The Feldman Family Trust dated January 16, 1993 William S. Feldman and Elaine Feldman, Trustors and/or Trustees, residing at 50-04 Weeks Lane, Flushing, New York

*Block 4889
Lot 63*

party of the second part,

WITNESSETH, that the party of the first part, in consideration of Ten Dollars and other valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the

Third Ward, of the Borough of Queens, City and State of New York, County of Queens;

Being the premises known as Section 24, Block 4889, Lot 63;

Being the premises known as street number 161-01 29th Avenue, Flushing, New York;

Being and intended to be the same premises conveyed to the Grantors herein by deed dated May 13, 1982 and recorded in the City Register, Queens County on May 18, 1982 in Reel 1428, Page 1102.

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

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

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

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

IN PRESENCE OF:

William S. Feldman

William S. Feldman

Elaine Feldman

Elaine Feldman

REEL 5648P60201

ACKNOWLEDGMENT IN NEW YORK STATE (RPL 309-a)

State of New York, County of Queens ss.:

On 1/17/02 before me, the undersigned, personally appeared William S. Feldman and Elaine Feldman

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

JM

(signature and office of individual taking acknowledgment)
JEFFREY BLANKSTEIN
Notary Public, State of New York
No. 30-4830762
Qualified in Queens County
Commission Expires April 15, 2007
State of _____ County of _____ ss.:

On _____ before me, the undersigned, personally appeared _____

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

(insert city or political subdivision and state or county or other place acknowledgment taken)
(signature and office of individual taking acknowledgment)

Bargain and Sale Deed
WITH COVENANT AGAINST GRANTOR'S ACTS
TITLE No. _____

TO

ACKNOWLEDGMENT BY SUBSCRIBING WITNESS(ES)

State of _____ County of _____ } ss.:

On _____ before me, the undersigned, personally appeared _____

the subscribing witness(es) to the foregoing instrument, with whom I am personally acquainted, who, being by me duly sworn, did depose and say that he/she/they reside(s) in *(if the place of residence is in a city, include the street and street number, if any, thereof).*

that he/she/they know(s)

to be the individual(s) described in and who executed the foregoing instrument; that said subscribing witness(es) was (were) present and saw said

execute the same; and that said witness(es) at the same time subscribed his/her/their name(s) as a witness(es) thereto.

(if taken outside New York State insert city or political subdivision and state or county or other place acknowledgment taken) And that said subscribing witness(es) made such appearance before the undersigned in _____

(signature and office of individual taking acknowledgment)

SECTION _____
BLOCK _____
LOT _____
COUNTY OR TOWN _____

RETURN BY MAIL TO:

JEFFREY BLANKSTEIN
888 Seventh Avenue
45th Floor
New York, New York 10019
Zip No.

Reserve this space for use of Recording Office.

25x10

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

THIS INDENTURE, made the 13th day of May, nineteen hundred and eighty-two **BETWEEN**

HUGH McGRANAGHAN, residing at 93-30 43rd Avenue, Elmhurst, New York,

REEL 1428 p. 1101

party of the first part, and WILLIAM FELDMAN and ELAINE FELDMAN, his wife, D/B/A ERGS REALTY CO., 50-04 Weeks Lane, Flushing, New York,

party of the second part,

WITNESSETH, that the party of the first part, in consideration of Ten Dollars and other valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Third Ward, of the Borough of Queens, City and State of New York, County of Queens bounded and described as follows: BEGINNING at the corner formed by the intersection of the northerly side of Bayside Avenue (now known as 29th Avenue) with the easterly side of 161st Street, as said Avenue and Street are shown on a certain map entitled "Map of Flushing Manor Section No. 2 Third Ward, Borough of Queens, City of New York", filed in the Queens County Clerk's Office, June 22, 1926 as Map No. 4902; RUNNING THENCE easterly along the northerly side of Bayside Avenue, 20.62 feet; THENCE northerly, parallel with 161st Street and part of the distance through a party wall, 110.045 feet; THENCE westerly 20.637 feet to the easterly side of 161st Street, at a point thereon distant 110 feet northerly from the northerly side of Bayside Avenue; and THENCE southerly along the easterly side of 161st Street, 110 feet to the corner, the point or place of BEGINNING.

SAID PREMISES being known as and by street number 161-09 29th Avenue, Flushing, New York.

BEING the same premises described in a deed to the grantor herein dated May 28, 1980 recorded June 13, 1980 in Reel 1264 at page 1661.

TAX MAP DESIGNATION

Dist. No. 24
BL 4889
Lot 63

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

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

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

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

IN PRESENCE OF:

John Phad

Hugh McGranaghan
HUGH McGRANAGHAN

STATE OF NEW YORK, COUNTY OF NASSAU

On the 13th day of May 19 82, before me personally came HUGH McGRANAGHAN

to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that he executed the same.

RUTH B. MIRKY
NOTARY PUBLIC, State of New York
Exp. 30, 46, 61, 47
Qualified in Nassau County
Commission Expires March 30, 1924

STATE OF NEW YORK, COUNTY OF

On the day of 19 , before me personally came to me known, who, being by me duly sworn, did depose and say that he resides at No.

that he is the of

, the corporation described in and which executed the foregoing instrument; that he knows the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the board of directors of said corporation, and that he signed his name thereto by like order.

STATE OF NEW YORK, COUNTY OF

On the day of 19 , before me personally came

to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that he executed the same.

REEL 1428 PL 1102

STATE OF NEW YORK, COUNTY OF

On the day of 19 , before me personally came the subscribing witness to the foregoing instrument, with whom I am personally acquainted, who, being by me duly sworn, did depose and say that he resides at No.

that he knows

to be the individual described in and who executed the foregoing instrument; that he, said subscribing witness, was present and saw execute the same; and that he, said witness, at the same time subscribed his name as witness thereto.

Bargain and Sale Deed
WITH COVENANT AGAINST GRANOR'S ACTS
TITLE No. First American 113-O-1408

HUGH McGRANAGHAN

TO
WILLIAM FELDMAN and ELAINE FELDMAN

SECTION 24
BLOCK 4889
LOT 63
COUNTY OR TOWN Queens
TAX BILLING ADDRESS

Recorded At Request of City Title Insurance Company

RETURN BY MAIL TO:

City Title
City Title Insurance Company
32 Broadway
New York, New York 10004

15579

Melvyn Kreines, Esq.
60 Cutter Mill Road
Great Neck, New York
Zip No. 11021

RESERVE THIS SPACE FOR USE OF RECORDING OFFICE

MAY 18 PM 1982

OFFICE OF CITY REGISTER
Queens County
RECORDED
Witness my hand
and official seal

George J. Smith

CITY REGISTER

14809

REC. FEE

6718

RPT #

TRANS FA
\$39.60

THIS INDENTURE, made the 28th day of May, nineteen hundred and eighty,
BETWEEN HERBERT SACKS, residing at 157-48 11th Avenue, Beechhurst,
New York, and ARTHUR FINK, residing at 35-51 162 Street, Flushing,
New York,
party of the first part, and HUGH Mc GRANAGHAN, residing at 93-30 43 Avenue,
Elmhurst, New York,

REEL 1264 PAGE 1661

party of the second part,

WITNESSETH, that the party of the first part, in consideration of ten dollars and other valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

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

4889
63

BEGINNING at the corner formed by the intersection of the northerly side of Bayside Avenue (now known as 29th Avenue) with the easterly side of 161st Street, as said Avenue and Street are shown on a certain map entitled "Map of Flushing Manor Section No. 2. Third Ward, Borough of Queens, City of New York", filed in the Queens County Clerk's Office, June 22, 1926, as Map No. 4902;

running thence easterly, along the northerly side of Bayside Avenue, 20.62 feet;

thence northerly, parallel with 161st Street and part of the distance through a party wall, 110.045 feet;

thence westerly 20.637 feet to the easterly side of 161st Street, at a point therein distant 110 feet northerly from the northerly side of Bayside Avenue;

and thence southerly along the easterly side of 161st Street, 110 feet to the corner, the point or place of BEGINNING.

SAID PREMISES being known as and by street number 161-01 29th Avenue, Flushing, New York.

BEING the same premises described in a deed to the grantors herein, dated July 27, 1978, recorded August 2, 1978, in Reel 1089 P565.

The conveyance hereunder is subject to a certain mortgage executed by ARTHUR FINK and HERBERT SACKS, as mortgagors to LONG ISLAND SAVINGS BANK as mortgagee, which mortgage is dated July 27, 1978, and was recorded on Aug. 2, 1978 in the Office of the Register of the City of New York of the County of Queens, in Reel 1089 of mortgages, at page 567, and on which mortgage there is now due the sum of \$49,165.01, with interest thereon at the rate of 8½ per cent per annum from May 1st, 1980, and that the grantee hereby assumes and covenants to pay such mortgage debt and interest as part of the consideration for this conveyance.

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

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

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

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

IN PRESENCE OF:

Herbert Sacks
HERBERT SACKS
Arthur Fink
ARTHUR FINK
Hugh Mc Granaghan
HUGH Mc GRANAGHAN

STATE OF NEW YORK, COUNTY OF Nassau SS:
 On the 28th day of May 1980, before me personally came
 Herbert Sacks and Arthur Fink
 to me known to be the individual S described in and who executed the foregoing instrument, and acknowledged that they executed the same.

Mortimer Beliger
 MORTIMER BELIGER
 Notary Public, State of New York
 Commission expires March 28, 1981
 30-3589985

STATE OF NEW YORK, COUNTY OF SS:
 On the day of 19, before me personally came
 to me known, who, being by me duly sworn, did depose and say that he resides at No.
 that he is the
 of
 the corporation described in and which executed the foregoing instrument; that he knows the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the board of directors of said corporation, and that he signed his name thereto by like order.

STATE OF NEW YORK, COUNTY OF Nassau SS:
 On the 28th day of May 1980, before me personally came
 Hugh Mc Granaghan
 to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that he executed the same.

Mortimer Beliger
 MORTIMER BELIGER
 Notary Public, State of New York
 Commission expires March 28, 1981
 REEL 1264 PAGE 1662

STATE OF NEW YORK, COUNTY OF SS:
 On the day of 19, before me personally came
 the subscribing witness to the foregoing instrument, with whom I am personally acquainted, who, being by me duly sworn, did depose and say that he resides at No.
 that he knows
 to be the individual described in and who executed the foregoing instrument; that he, said subscribing witness, was present and saw execute the same; and that he, said witness, at the same time subscribed his name as witness thereto.

Bargain and Sale Deed
 WITH COVENANT AGAINST GRANTOR'S ACTS
 TITLE NO. 02-11301
 SACKS & FINK TO
 Mc GRANAGHAN
 1980

OFFICE OF CITY REGISTER
 Queens County
 RECORDED
 Witness my hand
 and official seal
John J. Lagattuta
 CITY REGISTER

SECTION
 BLOCK 4889
 LOT 63
 COUNTY QUEENS

Recorded at Request of
 CHICAGO TITLE INSURANCE COMPANY

STANDARD FORM OF NEW YORK BOARD OF TITLE UNDERWRITERS
 Distributed by
 CHICAGO TITLE INSURANCE COMPANY

Return by Mail to
 JOHN P. MAHON, ESQ.
 600 Old Country Road
 Garden City, N.Y.
 Zip No. 11530

RECORDED AT THE REQUEST OF
 CITY TITLE INSURANCE COMPANY

RESERVE THIS SPACE FOR USE OF RECORDING OFFICE

1980 JUN 13 AM 11 25

RECEIVED
 REAL ESTATE
 JUN 13 1980
 TRANSFER TAX
 QUEENS COUNTY

REC. FEE \$ 39.62
 SST \$ 0.00
 EIT \$

TAX PAID

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

\$ 75.30

THIS INDENTURE, made the 27th day of July, nineteen hundred and seventy eight
BETWEEN CASIMIRO GRIPPI & GIOVANNA GRIPPI, his wife,
both residing at 39-04 201st Street, Bayside, New York,

party of the first part, and **ARTHUR FINK** residing at 35-51 162nd Street,
Flushing, New York, and **HERBERT SACKS** residing
at 157-48 11th Avenue, Beechurst, New York,

party of the second part,

REEL 1089 PAGE 565

WITNESSETH, that the party of the first part, in consideration of ten dollars and other valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Third Ward, of the Borough of Queens, City and State of New York, County of Queens bounded and described as follows:
BEGINNING at the corner formed by the intersection of the northerly side of Bayside Avenue (now known as 29th Avenue) with the easterly side of 161st Street, as said Avenue and Street are shown on a certain map entitled "Map of Flushing Manor Section No. 2, Third Ward, Borough of Queens, City of New York", filed in the Queens County Clerk's Office, June 22, 1926, as Map No. 4902; running thence easterly, along the northerly side of Bayside Avenue, 20.62 feet; thence northerly, parallel with 161st Street and part of the distance through a party wall, 110.045 feet; thence westerly 20.637 feet to the easterly side of 161st Street, at a point therein distant 110 feet northerly from the northerly side of Bayside Avenue; and thence southerly along the easterly side of 161st Street, 110 feet to the corner, the point or place of **BEGINNING**.

PREMISES known as 161-01 29th Avenue, Flushing, New York.

4889
63

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

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

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

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

IN PRESENCE OF:

Richard A. Smith

Casimiro Grippi

Giovanna Grippi

STATE OF NEW YORK, COUNTY OF QUEENS SS:

On the 27 day of July 19 78, before me personally came

CASIMIRO GRIPPI & GIOVANNA GRIPPI

to me known to be the individual B described in and who executed the foregoing instrument, and acknowledged that they executed the same.

Signature of Notary Public
NOTARY PUBLIC

ARNOLD SIMON
Notary Public, State of New York
No. 30901475
Queens County
Commission Expires March 30, 1980

STATE OF NEW YORK, COUNTY OF SS:

On the day of 19 before me personally came

to me known, who, being by me duly sworn, did depose and say that he resides at No.

that he is the of

the corporation described in and which executed the foregoing instrument; that he knows the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the board of directors of said corporation, and that he signed his name thereto by like order.

STATE OF NEW YORK, COUNTY OF SS:

On the day of 19 before me personally came

REEL 1089 PAGE 566

to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that executed the same.

STATE OF NEW YORK, COUNTY OF SS:

On the day of 19 before me personally came

the subscribing witness to the foregoing instrument, with whom I am personally acquainted, who, being by me duly sworn, did depose and say that he resides at No.

that he knows

to be the individual described in and who executed the foregoing instrument; that he, said subscribing witness, was present and saw execute the same; and that he, said witness, at the same time subscribed his name as witness thereto.

Bargain and Sale Deed
WITH COVENANT AGAINST GRANTOR'S ACTS
TITLE NO. Q-60944

CASIMIRO GRIPPI & GIOVANNA GRIPPI
TO
ARTHUR FINK & HERBERT SACKS

STANDARD FORM OF NEW YORK BOARD OF TITLE UNDERWRITERS
Distributed by
CHICAGO TITLE INSURANCE COMPANY

SECTION 24
BLOCK 4889
LOT 63
COUNTY OR TOWN Queens

Recorded at Request of
CHICAGO TITLE INSURANCE COMPANY

Return by Mail to

SALVATORE MELI, ESQ.
189-05 Crocheron Avenue
Box 85 Sta. A
Flushing, N. Y. Zip No. 11358

26152

RECORDED AT REQUEST OF
SECURITY TITLE & GUARANTY COMPANY

90 25 161 St.
Jamaica, N. Y. 11432

RESERVE THIS SPACE FOR USE OF RECORDING OFFICE

1978 AUG -2 4 11 51

OFFICE OF CITY REGISTER
Queens County
RECORDED
Witness my hand
and official seal

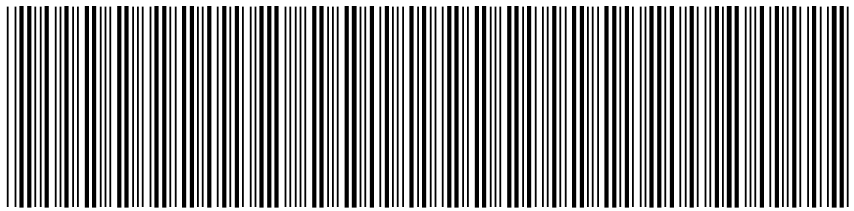
Signature of City Register
CITY REGISTER

REAL ESTATE
AUG 3 1978
TRANSFER TAX
QUEENS COUNTY

REC. # AL2
SST # 753
EPT # 11959
TAX PAID

**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.



2007091300947001001E1F9B

RECORDING AND ENDORSEMENT COVER PAGE

PAGE 1 OF 4

Document ID: 2007091300947001 Document Date: 09-13-2007 Preparation Date: 09-13-2007
Document Type: DEED
Document Page Count: 2

PRESENTER:
LAW OFFICES OF JEFFREY BLANKSTEIN
400 POST AVENUE
SUITE 201
WESTBURY, NY 11590
516-334-1100
Bryn@Blanksteinlaw.com

RETURN TO:
LAW OFFICES OF JEFFREY BLANKSTEIN
400 POST AVENUE
SUITE 201
WESTBURY, NY 11590
516-334-1100
Bryn@Blanksteinlaw.com

PROPERTY DATA

Borough	Block	Lot	Unit	Address
QUEENS	4889	57	Entire Lot	161-11 BAYSIDE LANE
Property Type: 1- 2 FAM WITH ATTCH GAR /OR VACANT LAND				
Borough	Block	Lot	Unit	Address
QUEENS	4889	59	Entire Lot	161-09 BAYSIDE LANE
Property Type: 1- 2 FAM WITH ATTCH GAR /OR VACANT LAND				

x Additional Properties on Continuation Page

CROSS REFERENCE DATA

CRFN _____ or Document ID _____ or _____ Year _____ Reel _____ Page _____ or File Number _____

PARTIES

GRANTOR/SELLER:
THE FELDMAN FAMILY TRUST DATED JANUARY
16, 1993
294 VISTA DRIVE
JERICHO, NY 11753

GRANTEE/BUYER:
16103-11 29TH AVENUE LLC
294 VISTA DRIVE
JERICHO, NY 11753

FEES AND TAXES

Mortgage	
Mortgage Amount:	\$ 0.00
Taxable Mortgage Amount:	\$ 0.00
Exemption:	
TAXES: County (Basic):	\$ 0.00
City (Additional):	\$ 0.00
Spec (Additional):	\$ 0.00
TASF:	\$ 0.00
MTA:	\$ 0.00
NYCTA:	\$ 0.00
Additional MRT:	\$ 0.00
TOTAL:	\$ 0.00
Recording Fee:	\$ 59.00
Affidavit Fee:	\$ 0.00

Filing Fee:	\$ 165.00
NYC Real Property Transfer Tax:	\$ 0.00
NYS Real Estate Transfer Tax:	\$ 0.00

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

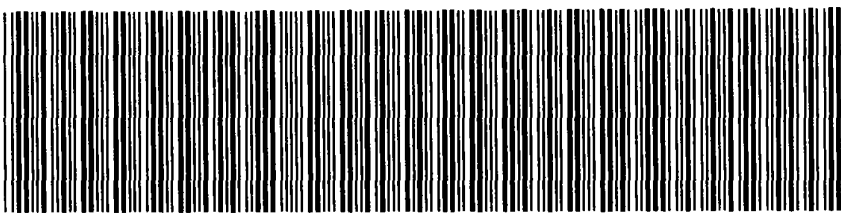


Recorded/Filed 10-31-2007 10:07
City Register File No.(CRFN):
2007000547117

Annette M. Hill

City Register Official Signature

NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER



2007091300947001001C1D1B

RECORDING AND ENDORSEMENT COVER PAGE (CONTINUATION) PAGE 2 OF 4

Document ID: 2007091300947001

Document Date: 09-13-2007

Preparation Date: 09-13-2007

Document Type: DEED

PROPERTY DATA

Borough	Block	Lot	Unit	Address
QUEENS	4889	60	Entire Lot	161-07 BAYSIDE LANE
Property Type: 1- 2 FAM WITH ATTCH GAR /OR VACANT LAND				
Borough	Block	Lot	Unit	Address
QUEENS	4889	61	Entire Lot	161-05 BAYSIDE LANE
Property Type: 1- 2 FAM WITH ATTCH GAR /OR VACANT LAND				
Borough	Block	Lot	Unit	Address
QUEENS	4889	62	Entire Lot	161-03 BAYSIDE LANE
Property Type: 1- 2 FAM WITH ATTCH GAR /OR VACANT LAND				

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

THIS INDENTURE, made the 13 day of September in the year 2007,
BETWEEN

THE FELDMAN FAMILY TRUST DATED JANUARY 16, 1993, William S. Feldman and Elaine Feldman, Trustors and/or Trustees, both residing at 294 Vista Drive, Jericho, New York 11753,

party of the first part, and

16103-11 29TH AVENUE LLC, a Limited Liability Company organized under the laws of the State of New York, with an address of 294 Vista Drive, Jericho, New York 11753,

party of the second part,

WITNESSETH, that the party of the first part, in consideration of ten dollars and other valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the 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 Third Ward of the Borough and County of Queens, City and State of New York.

SAID PREMISES being known as Section 38, Block 4889, and Lots 57, 59, 60, 61 and 62.

SAID PREMISES being known as and by street address at 161-03-11 Bayside Lane, Flushing, New York.

BEING THE SAME PREMISES as conveyed to the Grantor herein by virtue of a deed dated July 17, 2000, and recorded on August 9, 2000 in the Office of the City Register of the City of New York in Reel 5648, Page 0196.

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above-described premises to the center lines thereof;

TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises;

TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.


AND the party of the first part covenants as follows: that said party of the first part is seized of the said premises in fee simple, and has good right to convey the same, that the party of the second part shall quietly enjoy the said premises; that the said premises are free from encumbrances, except as aforesaid; that the party of the first part will execute or procure any further necessary assurance of the title to said premises; and that said party of the first part will forever warrant the title to said premises.

The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

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

IN PRESENCE OF:


William S. Feldman


Elaine Feldman

ACKNOWLEDGEMENT TAKEN IN NEW YORK STATE

State of New York, County of NASSAU, ss:

On the 13 day of September in the year 2007, before me, the undersigned, personally appeared

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



JEFFREY BLANKSTEIN
Notary Public, State of New York
No. 30-4930762
Qualified in Nassau County
Commission Expires April 18, 2010

ACKNOWLEDGEMENT BY SUBSCRIBING WITNESS TAKEN IN NEW YORK STATE

State of New York, County of _____, ss:

On the _____ day of _____ in the year _____,

before me, the undersigned, a Notary Public in and for said State, personally appeared

_____, the

subscribing witness to the foregoing instrument, with whom I am personally acquainted, who, being by me duly sworn, did depose and say that he/she/they reside(s) in

(if the place of residence is in a city, include the street and street number if any, thereof); that he/she/they know(s)

to be the individual described in and who executed the foregoing instrument; that said subscribing witness was present and saw said

execute the same; and that said witness at the same time subscribed his/her/their name(s) as a witness thereto

ACKNOWLEDGEMENT TAKEN IN NEW YORK STATE

State of New York, County of _____, ss:

On the _____ day of _____ in the year _____, before me, the undersigned, personally appeared

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

ACKNOWLEDGEMENT TAKEN OUTSIDE NEW YORK STATE

*State of _____, County of _____, ss:

*(Or insert District of Columbia, Territory, Possession or Foreign County)

On the _____ day of _____ in the year _____,

before me the undersigned personally appeared

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

(add the city or political subdivision and the state or country or other place the acknowledgement was taken).

**Warranty Deed
with full covenants**

Title No. _____

THE FELDMAN FAMILY TRUST DATED
JANUARY 16, 1993

TO

16103-11 29TH AVENUE LLC

DISTRICT

SECTION

BLOCK 4889

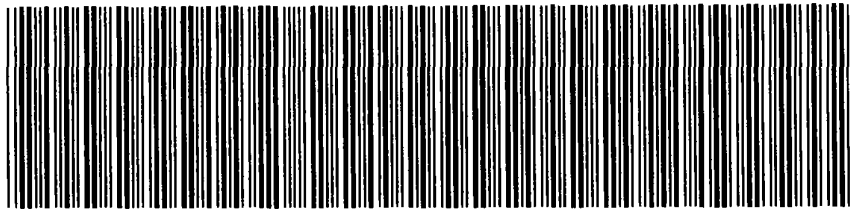
LOT 57, 59, 60, 61, 62

COUNTY OR TOWN Third Ward of the Borough
and County of Queens

RETURN BY MAIL TO:

**The Law Offices of Jeffrey Blankstein
400 Post Avenue, Suite 201
Westbury, New York 11590**

NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER



2007091300947001001SD11A

SUPPORTING DOCUMENT COVER PAGE

PAGE 1 OF 1

Document ID: 2007091300947001
Document Type: DEED

Document Date: 09-13-2007

Preparation Date: 09-13-2007

ASSOCIATED TAX FORM ID: 2007091300134

SUPPORTING DOCUMENTS SUBMITTED:

	Page Count
DEP CUSTOMER REGISTRATION FORM FOR WATER AND SEWER BILLING	5
RP - 5217 REAL PROPERTY TRANSFER REPORT	3
SMOKE DETECTOR AFFIDAVIT	5

FOR CITY USE ONLY

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

C3. Book OR _____ C4. Page _____

C5. CRFN _____



REAL PROPERTY TRANSFER REPORT

STATE OF NEW YORK
STATE BOARD OF REAL PROPERTY SERVICES

RP - 5217NYC

(Rev 11/2002)

PROPERTY INFORMATION

1. Property Location: 161-11 BAYSIDE LANE QUEENS 11358
 STREET NUMBER STREET NAME BOROUGH ZIP CODE

2. Buyer Name: 16103-11 29TH AVENUE LLC
 LAST NAME / COMPANY FIRST NAME

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

4. Indicate the number of Assessment Roll parcels transferred on the deed: 5 # of Parcels OR Part of a Parcel

5. Deed Property Size: FRONT FEET X DEPTH OR ACRES

8. Seller Name: THE FELDMAN FAMILY TRUST DATED JANUARY 16, 1993
 LAST NAME / COMPANY FIRST NAME

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

Check the boxes below as they apply:
6. Ownership Type is Condominium
7. New Construction on Vacant Land

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

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

SALE INFORMATION

10. Sale Contract Date: 9 / 13 / 2007
 Month Day Year

11. Date of Sale / Transfer: 9 / 13 / 2007
 Month Day Year

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

13. Indicate the value of personal property included in the sale: \$ _____

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

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

No consideration. Transfer from Trust.

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

15. Building Class: S, 2

16. Total Assessed Value (of all parcels in transfer): 1 3 0 5 8 1

17. Borough, Block and Lot / Roll Identifier(s) (If more than three, attach sheet with additional identifier(s))
 QUEENS 4889 57 QUEENS 4889 59 QUEENS 4889 60

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 I understand that the making of any willful false statement of material fact herein will subject me to the provisions of the penal law relative to the making and filing of false instruments.

BUYER
 William S. Feldman
 294 Vista Drive
 Jericho N.Y. 11753

BUYER'S ATTORNEY
 Blankstein Jeffrey
 516 334-1100
 SELLER
 William S. Feldman for The Feldman Family Trust

CERTIFICATION

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

BUYER

BUYER'S ATTORNEY

BUYER SIGNATURE		DATE	LAST NAME		FIRST NAME
STREET NUMBER		STREET NAME (AFTER SALE)		516	334-1100
CITY OR TOWN		STATE	ZIP CODE	TELEPHONE NUMBER	
				SELLER	
			SELLER SIGNATURE		DATE

Borough

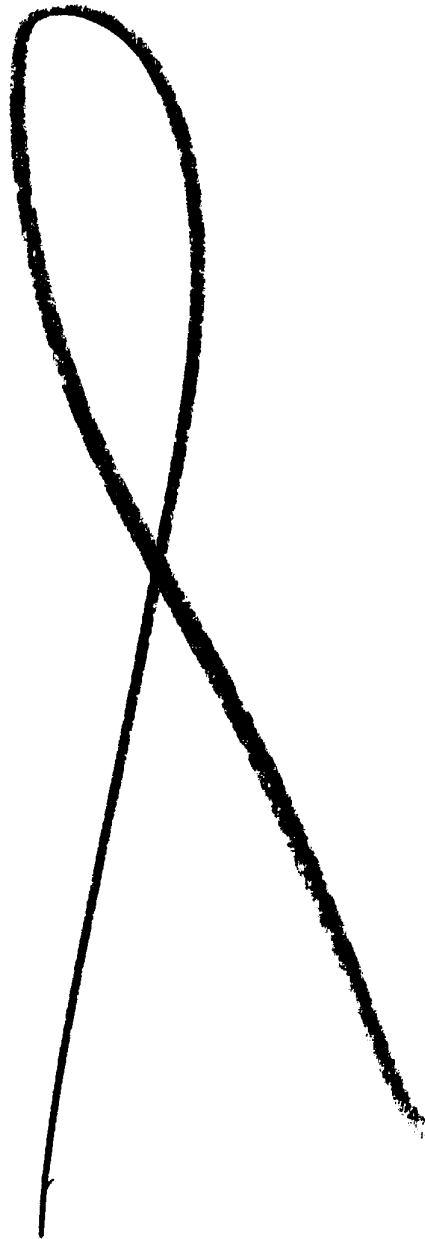
Block

Lot

QUEENS
QUEENS

4889
4889

61
62



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

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

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

161-11 BAYSIDE LANE

	<u>Street Address</u>		<u>Unit/Apt.</u>
<u>QUEENS</u>	New York,	<u>4889</u>	<u>57</u>
Borough		Block	Lot

(the "Premises");

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

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

William S. Feldman, Trustee
Name of Grantor (Type or Print)

W S Feldman
Signature of Grantor

William S. Feldman for
16103-11 29TH AVENUE LLC
Name of Grantee (Type or Print)

W S Feldman
Signature of Grantee

Sworn to before me
this 13th date of September 2007

[Signature]
JEFFREY BLANKSTEIN
Notary Public, State of New York
No. 30-4930762
Qualified in Nassau County
Commission Expires April 18, 2010

Sworn to before me
this 13th date of September 2007

[Signature]
JEFFREY BLANKSTEIN
Notary Public, State of New York
No. 30-4930762
Qualified in Nassau County
Commission Expires April 18, 2010

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.

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

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

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

161-07 BAYSIDE LANE

	Street Address		Unit/Apt.
<u>QUEENS</u>	New York,	<u>4889</u>	<u>60</u>
Borough		Block	Lot (the "Premises");

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

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

William S. Feldman, Trustee
Name of Grantor (Type or Print)

W S Feld
Signature of Grantor

William S. Feldman for
16103-11 29TH AVENUE LLC
Name of Grantee (Type or Print)

W S Feld
Signature of Grantee

Sworn to before me
this 13th date of September 2007

[Signature]
JEFFREY BLANKSTEIN
Notary Public, State of New York
No. 4830762
Qualified in Nassau County
Commission Expires April 18, 2012

Sworn to before me
this 13th date of September 2007

[Signature]
JEFFREY BLANKSTEIN
Notary Public, State of New York
No. 4830762
Qualified in Nassau County
Commission Expires April 18, 2012

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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.

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

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

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

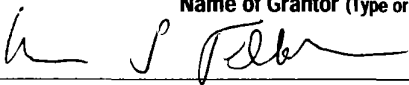
161-05 BAYSIDE LANE

	Street Address		Unit/Apt.
<u>QUEENS</u>	New York,	<u>4889</u>	<u>61</u>
Borough		Block	Lot (the "Premises");

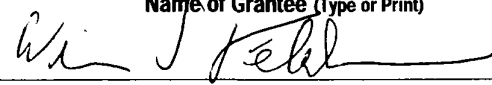
That the Premises is a one or two family dwelling, or a cooperative apartment or condominium unit in a one- or two-family dwelling, and that installed in the Premises is an approved and operational smoke detecting device in compliance with the provisions of Article 6 of Subchapter 17 of Chapter 1 of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

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


William S. Feldman, Trustee
Name of Grantor (Type or Print)


Signature of Grantor


William S. Feldman for
16103-11 29TH AVENUE LLC
Name of Grantee (Type or Print)


Signature of Grantee

Sworn to before me
this 13th date of September 2007


JENNIFER BLUMENSTEIN
Notary Public, State of New York
No. 304950762
Qualified in Nassau County
Commission Expires 09/10/10

Sworn to before me
this 13th date of September 2007


JENNIFER BLUMENSTEIN
Notary Public, State of New York
No. 304950762
Qualified in Nassau County
Commission Expires 09/10/10

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.

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

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

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


161-03 BAYSIDE LANE

Street Address		Unit/Apt.	
<u>QUEENS</u>	New York,	<u>4889</u>	<u>62</u> (the "Premises");
Borough		Block	Lot


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

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


William S. Feldman, Trustee
Name of Grantor (Type or Print)


Signature of Grantor


William S. Feldman for
16103-11 29TH AVENUE LLC
Name of Grantee (Type or Print)


Signature of Grantee

Sworn to before me
this 13th date of September 2007


Notary Public, State of New York
No. 104-80762
Qualified in Nassau County

Sworn to before me
this 13th date of September 2007


Notary Public, State of New York
No. 104-80762
Qualified in Nassau County

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.



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 is located in the Borough of **QUEENS**
Block: **4889** Lot: **57**
- (2) Account Number (if applicable):
Meter Number (if available—include the letter):
- (3) Street Address of Property Receiving Service:
Street **161-11 BAYSIDE LANE** City **NY** State **NY** Zip **11358**
- (4) Full name, mailing address, home phone and business phone numbers of owner of property receiving service:
(please provide information on owner ONLY; do NOT give information on property manager or tenant):
Owner's Name Business: **16103-11 29TH AVENUE LLC**
or Individual:
(Last Name) (First Name) (MI)
Street **294 VISTA DRIVE** City **JERICO** State **NY** Zip **11753**
Home Phone(Numbers only): **516-433-0787** Business Phone(Numbers only):


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.
- B. 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, or the property being placed in a lien sale by the City.
- C. Original bills for water and/or sewer service will be mailed to the owner, at the owner's address specified on this form. DEP will provide a duplicate copy of bills to one other party (such as a managing agent) if so requested below, provided, however, that any failure or delay by DEP in providing duplicate copies of bills shall in no way relieve the owner from his/her/its liability to pay all outstanding water and sewer charges.
- (5) If you would like a duplicate copy of bills sent to another party, please check here and fill out the following information:
Name of Party to Receive Duplicate Copies of Bills:
- (6) Mailing Address: Street City State Zip
- (7) Relationship to Owner (check one): Managing Agent Mortgagee
Tenant Other (please explain):

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, C 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.

- (8) E-mail:
- (9) Name of Owner: **16103-11 29TH AVENUE LLC**
- (10) Signature: 
Name and Title of Person Signing for Owner, if applicable: **WILLIAM S. FELDMAN FOR**
Date(mm/dd/yyyy): **09 13 07** **16103-11 29TH AVENUE LLC**



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 is located in the Borough of **QUEENS**
Block: **4889** Lot: **59**
- (2) Account Number (if applicable):
Meter Number (if available—include the letter):
- (3) Street Address of Property Receiving Service:
Street **161-09 BAYSIDE LANE** City **NY** State **NY** Zip **11358**
- (4) Full name, mailing address, home phone and business phone numbers of owner of property receiving service:
(please provide information on owner ONLY; do NOT give information on property manager or tenant):
Owner's Name Business: **16103-11 29TH AVENUE LLC**
or Individual:
(Last Name) (First Name) (MI)
Street **294 VISTA DRIVE** City **JERICO** State **NY** Zip **11753**
Home Phone(Numbers only): **516-433-0787** Business Phone(Numbers only):


Customer Billing Information:

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- (8) E-mail:
- (9) Name of Owner: **16103-11 29TH AVENUE LLC**
- (10) Signature: 
Name and Title of Person Signing for Owner, if applicable: **WILLIAM S. FELDMAN FOR**
Date(mm/dd/yyyy): **09/13/07** **16103-11 29TH AVENUE LLC**



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 is located in the Borough of **QUEENS**
 Block: **4889** Lot: **60**
- (2) Account Number (if applicable):
 Meter Number (if available—include the letter):
- (3) Street Address of Property Receiving Service:
 Street **161-07 BAYSIDE LANE** City **NY** State **NY** Zip **11358**
- (4) Full name, mailing address, home phone and business phone numbers of owner of property receiving service:
 (please provide information on owner ONLY; do NOT give information on property manager or tenant):
 Owner's Name Business: **16103-11 29TH AVENUE LLC**
 or Individual:
 (Last Name) (First Name) (MI)
 Street **294 VISTA DRIVE** City **JERICO** State **NY** Zip **11753**
 Home Phone(Numbers only): **516-433-0787** Business Phone(Numbers only):

Customer Billing Information:

PLEASE NOTE:

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Name of Party to Receive Duplicate Copies of Bills:

- (6) Mailing Address: Street City State Zip

- (7) Relationship to Owner (check one): Managing Agent Mortgagee
 Tenant Other (please explain):

Owner's Approval

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- (8) E-mail: **16103-11 29TH AVENUE LLC BY**

- (9) Name of Owner: **WILLIAM S. FELDMAN**

- (10) Signature:

Name and Title of Person Signing for Owner, if applicable: **WILLIAM S. FELDMAN FOR**
 Date(mm/dd/yyyy): **09/13/07** **16103-11 29TH AVENUE LLC**



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 is located in the Borough of **QUEENS**
Block: **4889** Lot: **61**
- (2) Account Number (if applicable):
Meter Number (if available—include the letter):
- (3) Street Address of Property Receiving Service:
Street **161-05 BAYSIDE LANE** City **NY** State **NY** Zip **11358**
- (4) Full name, mailing address, home phone and business phone numbers of owner of property receiving service:
(please provide information on owner ONLY; do NOT give information on property manager or tenant):
Owner's Name Business: **16103-11 29TH AVENUE LLC**
or Individual:
(Last Name) (First Name) (MI)
Street **294 VISTA DRIVE** City **JERICO** State **NY** Zip **11753**
Home Phone(Numbers only): **516-433-0787** Business Phone(Numbers only):


Customer Billing Information:

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- (8) E-mail:
- (9) Name of Owner: **16103-11 29TH AVENUE LLC**
- (10) Signature: 
- Name and Title of Person Signing for Owner, if applicable: **WILLIAM S. FELDMAN FOR**
Date(mm/dd/yyyy): **09/13/07** **16103-11 29TH AVENUE LLC**



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 is located in the Borough of **QUEENS**
Block: **4889** Lot: **62**
- (2) Account Number (if applicable):
Meter Number (if available—include the letter):
- (3) Street Address of Property Receiving Service:
Street **161-03 BAYSIDE LANE** City **NY** State **NY** Zip **11358**
- (4) Full name, mailing address, home phone and business phone numbers of owner of property receiving service:
(please provide information on owner ONLY; do NOT give information on property manager or tenant):
Owner's Name Business: **16103-11 29TH AVENUE LLC**
or Individual:
(Last Name) (First Name) (MI)
Street **294 VISTA DRIVE** City **JERICO** State **NY** Zip **11753**
Home Phone(Numbers only): **516-433-0787** Business Phone(Numbers only):

Customer Billing Information:

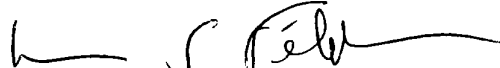
PLEASE NOTE:

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Name of Party to Receive Duplicate Copies of Bills:
- (6) Mailing Address: Street City State Zip
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Tenant Other (please explain):

Owner's Approval

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- (8) E-mail:
(9) Name of Owner: **16103-11 29TH AVENUE LLC**

- (10) Signature: 
Name and Title of Person Signing for Owner, if applicable: **WILLIAM S. FELDMAN FOR**
Date(mm/dd/yyyy): **09/13/07** **16103-11 29TH AVENUE LLC**

CITY REGISTER RECORDING AND ENDORSEMENT PAGE

COUNTY OF Queens

THIS PAGE FORMS PART OF THE INSTRUMENT

TOTAL NUMBER OF PAGES IN DOCUMENT INCLUDING THIS PAGE 2

Block <u>4889</u>	Lots - ONLY IF ENTIRE LOT <u>57, 58, 60, 61 + 62</u>	Partial Lots <u>P/O</u>
Premises <u>161-0311 Bayside Lane</u>	NAME <u>Jeffrey Blankstein</u>	
Title/Agent Company Name	ADDRESS <u>888 7th Ave Suite 4500</u>	
This Company Number	CITY <u>New York</u>	STATE <u>NY</u> ZIP <u>10019</u>

NAME & ADDRESS

PARTY 1 William Feldman

ADDITIONAL PARTY 1 Elena Feldman

PARTY 2 Feldman Family Trust

ADDITIONAL PARTY 2

CHECK THIS BOX IF THERE ARE MORE THAN 2 OF EITHER PARTY

FOLD

CITY REGISTER'S USE ONLY - DO NOT WRITE BELOW THIS LINE

Examined by (s): A-E 906

Migs Tax Serial No.

Migs Amount \$

Taxable Amount \$

Exemption (✓) YES NO

Type: [300E] [285] [OTHER]

Dwelling Type: [1 to 2] [3] [4 to 6] [over 6]

TAX RECEIVED ON ABOVE MORTGAGE

County (basic) \$

City (Addtl) \$

Spec Addtl \$

TASF \$

MTA \$

NYCTA \$

TOTAL TAX \$

Apportionment Mortgage (✓) YES NO

City Register Serial Number 078670

Indexed By (s):

Verified By (s): (Signature)

Block(s) and Lot(s) verified by (✓):

Address As Is Tax Map

Extra Block(s) Lot(s) 4

Recording Fee A \$44

Affidavit Fee (C) \$

RPTT Fee (R) \$25

HPDA HPD-C

New York State Real Estate Transfer Tax

\$ 0

Serial Number 000827

Serial Number 017885

New York City Real Property Transfer Tax

Serial Number

DEED 0154 44.00

LD/TL CSHR RECPT DATE TIME

4-1 1 105137 Apr 9-00 10:06

FOLD

RECORDED IN THE OFFICE OF THE CITY REGISTER OF THE CITY OF NEW YORK

COMMISSIONER OF CITY



2000 REC-9 A 10:52

Signature

48-N-002

REEL 5648P60197

T 691 - Standard N.Y.B.T.A. Form 8002 Bargain & sale deed, with covenant against grantor's acts - Ind. or Corp. single sheet, 11-58

DISTRIBUTED BY **Shubert Executor Inc.** NYC 10013

Shubert
Law Products

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

THIS INDENTURE, made on 7/17/00 *William Feldman & Elaine Feldman d/b/a ERGS Realty Co., P.L.L.C.*
BETWEEN ERGS REALTY CORP., a New York corporation maintaining its place of business at 50-04 Weeks Lane, Flushing, New York

party of the first part, and THE FELDMAN FAMILY TRUST dated January 16, 1993
William S. Feldman and Elaine Feldman, Trustees and/or Trustees, residing at 50-04 Weeks Lane, Flushing, New York

party of the second part,

WITNESSETH, that the party of the first part, in consideration of Ten Dollars and other valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Third Ward of the Borough and County of Queens, City and State of New York.

Said premises known Section 38, Block 488, Lot 62, 64, 65, 67, & 69. **SO IN ORIGINAL**

Said premises known as street number 161-03-11 Boyd Lane, ~~25th Avenue~~, Flushing, New York

Being and intended to be the same premises conveyed to the Grantor herein by deed dated September 12, 1960 and recorded on September 19, 1960 in the City Register Queens County in Liber 7274, Page 84.

*No consideration
Block 488
Lots 57, 59,
60, 61, 62*

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

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

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

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

IN PRESENCE OF:

ERGS REALTY CO.

SO IN ORIGINAL

By: Elaine Feldman

Wiel P. Kel

REEL 5648PG0198

ACKNOWLEDGMENT IN NEW YORK STATE (PPL 300-a)

State of New York, County of Queens ss.:

On 7/17/00 before me, the undersigned, personally appeared Eliane Feldman & William Feldman personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

JEFFREY BLANKSTEIN and office of individual taking acknowledgment
Notary Public, State of New York
No. 30-4830762
Qualified in Nassau County
Commission Expires April 18, 2004

State of _____ County of _____ ss.:

On _____ before me, the undersigned, personally appeared _____

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

(insert city or political subdivision and state or county or other place acknowledgment taken)

(signature and office of individual taking acknowledgment)

ACKNOWLEDGMENT BY SUBSCRIBING WITNESS(ES)

State of _____ County of _____ } ss.:

On _____ before me, the undersigned, personally appeared _____

the subscribing witness(es) to the foregoing instrument, with whom I am personally acquainted, who, being by me duly sworn, did depose and say that he/she/they reside(s) in (if the place of residence is in a city, include the street and street number, if any, thereof);

that he/she/they know(s)

to be the individual(s) described in and who executed the foregoing instrument; that said subscribing witness(es) was (were) present and saw said

execute the same; and that said witness(es) at the same time subscribed his/her/their name(s) as a witness(es) thereto.

(If taken outside New York State insert city or political subdivision and state or county or other place acknowledgment taken And that said subscribing witness(es) made such appearance before the undersigned in

(signature and office of individual taking acknowledgment)

Bargain and Sale Deed
WITH COVENANT AGAINST GRANTOR'S ACTS
TITLE No. _____

ERGS REALTY CORP.

TO
THE FELDMAN FAMILY TRUST

SECTION
BLOCK 38
LOT
COUNTY OR TOWN Queens

RETURN BY MAIL TO:

Jeffrey Blankstein, Esq.
888 Seventh Avenue, Suite 4500
New York, NY 10106
Zip No.

Reserve this space for use of Recording Office.

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

0

REEL 1000 PAGE 56

THIS INDENTURE, made the 16th day of July, nineteen hundred and seventy-seven BETWEEN ERGS REALTY CORP., a New York corporation having its principal place of business at 50-04 Weeks Lane, Flushing, New York,

party of the first part, and

ERGS REALTY COMPANY, a co-partnership maintaining a place of business at 50-04 Weeks Lane, Flushing, New York,

party of the second part,

WITNESSETH, that the party of the first part, in consideration of

ten (\$10) dollars,

lawful money of the United States, and other valuable consideration paid

by the party of the second part, does hereby grant and release unto the party of the second part, their heirs or successors and assigns of the party of the second part forever,

4889
57,591
6261

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Third Ward of the Borough and County of Queens, City and State of New York, known and designated as and by lots numbered 26, 27, 28, 29 and 30 in Block 12A on a certain map entitled, "Flushing Manor Section No. 2, Third Ward, Borough of Queens, City of New York," and filed in the Office of the Clerk, now Register, of the County of Queens, June 22nd, 1926 under file number 4902 and which said lots when taken together as one parcel are more particularly bounded and described as follows:

BEGINNING at a point on the northerly side of Bayside Avenue, distant 20.62 feet easterly from the corner formed by the intersection of the northerly side of Bayside Avenue with the easterly side of 161st Street, and which said point of beginning is where the division line between lots numbered 30 and 31 in Block 12A on the above mentioned map intersects the northerly side of Bayside Avenue;

RUNNING THENCE northerly along said division line and parallel with the easterly side of 161st Street and part of the distance through a party wall, 101.49 feet to the northerly line of lot number 30 in Block 12A on the above mentioned map;

THENCE easterly along the northerly lines of lots numbered 30, 29, 28, 27 and 26, 105.185 feet to the division line between lots numbered 25 and 26 in Block 12A on the above mentioned map;

THENCE southerly along said division line and parallel with the easterly side of 161st Street, 103.99 feet to the northerly side of Bayside Avenue;

THENCE westerly along the northerly side of Bayside Avenue, 104.48 feet to the point or place of BEGINNING.

EXCEPTING from the above described premises so much thereof as comprises tax lot 131 in Section 24 Block 4889 as shown on the Queens County Tax Map as the same existed on 8/2/60.

TOGETHER with and subject to a right of way as set forth in a deed covering premises adjoining on the west made by T.G. and T. Develop-

ment Corporation to Madeline Ruben dated May 25th, 1927, recorded May 31st, 1927 in Liber 3050 of conveyances at page 354 in the Office of the Register of the County of Queens.
SAID PREMISES being known as 161-03-11 Bayside Avenue, Flushing, New York.

BEING the same premises conveyed to ERGS REALTY CORP. by CYRUS B. KRAUSE by deed dated the 12th day of September, 1960 and recorded in the Office of the City Register, Queens County division, in Liber 7274 of Conveyances, Page 84.

REEL 1000 PAGE 57

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof,

TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises,

TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

REEL 1000 PAGE 58

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the costs of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

AND the party of the first part covenants as follows:

FIRST.—That said party of the first part is seized of the said premises in fee simple, and has good right to convey the same;

SECOND.—That the party of the second part shall quietly enjoy the said premises;

THIRD.—That the said premises are free from incumbrances, except as aforesaid;

FOURTH.—That the party of the first part will execute or procure any further necessary assurance of the title to said premises;

FIFTH.—That said party of the first part will forever warrant the title to said premises.

The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

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

IN PRESENCE OF:

ERGS REALTY CORP.

By: Wm. S. Feld
President



STATE OF NEW YORK, COUNTY OF

STATE OF NEW YORK, COUNTY OF

§§:

On the day of 19 , before me personally came

On the day of 19 , before me personally came

to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that executed the same.

to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that executed the same.

STATE OF NEW YORK, COUNTY OF *NEW YORK*

STATE OF NEW YORK, COUNTY OF

§§:

On the *1st* day of *July* 1977 , before me personally came *William S. Feldman* to me known, who, being by me duly sworn, did depose and say that he resides at No. *50-04 Weeks Lane, Flushing, New York* that he is the *President* of *Ergs Realty Corp.*

On the day of 19 , before me personally came the subscribing witness to the foregoing instrument, with whom I am personally acquainted, who, being by me duly sworn, did depose and say that he resides at No. ; that he knows

, the corporation described in and which executed the foregoing instrument; that he knows the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the board of directors of said corporation, and that he signed his name thereto by like order

to be the individual described in and who executed the foregoing instrument; that he, said subscribing witness, was present and saw execute the same; and that he, said witness, at the same time subscribed his name as witness thereto

[Handwritten Signature]

REEL 1000 PAGE 59

SHELDON SCHWARTZ
Notary Public, State of New York
No. 44-3557625
Qualified in Rockland County
Commission Expires March 30, 1979

W 5

**Warranty Deed
WITH FULL COVENANTS**

TITLE NO.

ERGS REALTY CORP.

TO

ERGS REALTY COMPANY

E 11

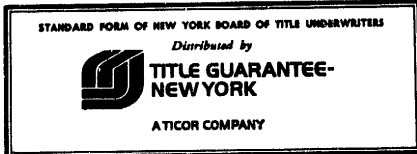
22163

SECTION *24*
BLOCK *4889*
LOTS *57, 58, 60, 61 & 62*
COUNTY OR TOWN *Queens*

Recorded At Request of The Title Guarantee Company
RETURN BY MAIL TO:

Sheldon Schwartz, Esquire
295 Madison Avenue
New York, New York 10017

Zip No.



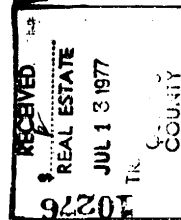
JUL-13-77 7 5 8 5 2
JUL-13-77 7 5 8 5 2

RESERVE THIS SPACE FOR USE OF RECORDING OFFICE

JUL 13 1977

OFFICE OF CITY REGISTER
Queens County
RECORDED
Witness my hand
and official seal

[Handwritten Signature]
CITY REGISTER



REC. # 10276
SST #
RPT # 10270



PREVIOUS OPERATORS
161-01 – 161-11 29th Avenue
Flushing, NY

28-19 161st Street, Flushing, NY

Address(es)	Previous Operator(s)	Year(s)	Last Known Address(es)	Relationship to Requestor
28-19 161 st Street Residential Front				
28-19 161 st Street Residential Rear	Kevin Griffen	2004-2005	Unknown	None
28-19 161 st Street Business	Lexicon	2002-2003	Unknown	None



161-01 29th Avenue, Flushing, NY

Address(es)	Previous Operator(s)	Year(s)	Last Known Address(es)	Relationship to Requestor
161-01 29 th Avenue Residential Front	Felix Udelsmann DDS Marty Kovak	To 2020	Unknown Unknown	None None
161-01 29 th Avenue Residential Rear				
161-01 29 th Avenue Business	Bowne Park Grill Bowne Park Foot Center	1962-1991 1991-2000	Unknown Unknown	None None



161-03 29th Avenue, Flushing, NY

Address(es)	Previous Operator(s)	Year(s)	Last Known Address(es)	Relationship to Requestor
161-03 29 th Avenue Residential Front	Rose Schneider/Mrs Sittioner Anna Graham Marie Halmy William Donohue	1934 2000-2010	Unknown Unknown Unknown Unknown	None None None None
161-03 29 th Avenue Residential Rear	George Busberg Raymond DiStephan Anthony Boemio Fern Fern I.D. Ceballos Pollock	To 2000 2000-2001 1976 1983 1991 1991	Unknown Unknown Unknown Unknown Unknown Unknown	None None None None None None
161-03 29 th Avenue Business	Consolidated Gas Appliance Milles Dry Cleaner Coral French Dry Cleaner Rose Garden Cleaners	1962 1967 1970-1983 To 2014	Unknown Unknown Unknown Unknown	None None None None



161-05 29th Avenue, Flushing, NY

Address(es)	Previous Operator(s)	Year(s)	Last Known Address(es)	Relationship to Requestor
161-05 29 th Avenue Residential Front	Tupperware Stegmaier H & E Inc Gary Pajak Edwin Suarez	1967-1970 1983	Unknown Unknown Unknown Unknown	None None None None
161-05 29 th Avenue Residential Rear	Charles Gjodesen Theodore Lehmann	1962	Unknown Unknown	None None
161-05 29 th Avenue Business	Pioneer Taylors & Cleaners RTN Aron Silverstein Bowne Stationary Inc Designer Furniture/Kevin Griffen Carol Taylor Archives of the Home	1934 1991 2003-2008 2008-2009 2010-2014	Unknown Unknown Unknown Unknown Unknown Unknown	None None None None None None



161-07 29th Avenue, Flushing, NY

Address(es)	Previous Operator(s)	Year(s)	Last Known Address(es)	Relationship to Requestor
161-07 29 th Avenue Residential Front	Anthony Haritunian Jose Pedroza/Vargas	1983-1991 2004-2007	Unknown Unknown	None None
161-07 29 th Avenue Residential Rear	Martin Kovach Geja Kim Brian Schroeder Hee Soo Kim	1991 2000 2001-2004 2007-2009	Unknown Unknown Unknown Unknown	None None None None
161-07 29 th Avenue Business	Masterjohns Super Mkt T Connolly Upholstery Slimnastics for Everyone Telatak Corp New Young Nail	1962 1967-1970 1983 1991 2000	Unknown Unknown Unknown Unknown Unknown	None None None None None



161-09 29th Avenue, Flushing, NY

Address(es)	Previous Operator(s)	Year(s)	Last Known Address(es)	Relationship to Requestor
161-09 29 th Avenue Residential Front	Herman Deubel	1967-1976	Unknown	None
	Jack Elster	1970-1983	Unknown	None
	John D Lawlor	2000	Unknown	None
	Tiothy Eaton	2002-2003	Unknown	None
161-09 29 th Avenue Residential Rear	Brian Schroeder	2003	Unknown	None
	Marie DiGiglio	2003	Unknown	None
	Christine Mariacher	2006-2007	Unknown	None
	William Oneiber	1945	Unknown	None
161-09 29 th Avenue Business	Charles Johnson	1962	Unknown	None
	Harry Cherpelis	1967	Unknown	None
	Anthony W Trapani	2000	Unknown	None
	Debbi Sassi	2005-Present	Unknown	None
	Arther Strettle Meats	1934	Unknown	None
	Murrays Laundry	1939-1945	Unknown	None
	Ruth Skaller Ballet Studio	1962-1970	Unknown	None
	North Shore Opera Ballet	1967	Unknown	None
	Soh Agency, Co-op King		Unknown	None
	Procida Realty Corp		Unknown	None
Rehunt Com	1983-Present	Unknown	None	
William Feldman	1983-1991	Unknown	None	
Murray Hill Plumbing	2014-Present	Unknown	None	



161-11 29th Avenue, Flushing, NY

Address(es)	Previous Operator(s)	Year(s)	Last Known Address(es)	Relationship to Requestor
161-11 29 th Avenue Residential Front	Jacques Boer	1943-1945	Unknown	None
	Anthony Tierney	1960-1961	Unknown	None
	Hellen Hutes	1967-1970	Unknown	None
	Nicholas Serpanos	1970	Unknown	None
161-11 29 th Avenue Residential Rear	John Haritunian	1972-1988	Unknown	None
	J. Harvey		Unknown	None
	Frank Matarrese	1967-1969	Unknown	None
	Anthony Haritunian	1973	Unknown	None
161-11 29 th Avenue Business	Zapuru Haritunian/Lexicon	1989-2004	Unknown	None
	Henery G Rodriguez	2000	Unknown	None
	Keven Griffin	2005	Unknown	None
	Dennis Cotto	2000-2006	Unknown	None
161-11 29 th Avenue Business	B&B Pressing Machine	1962-1970	Unknown	None
	Claypen Ceramics	1976-1983	Unknown	None
	Carol Halmny Jewelry	1983-1991	Unknown	None
	Zinnias	2000-2014	Unknown	None

161-01 through 161-11 29th Ave and 28-19 161 Street Flushing N.Y. 11358

28-19	Residential Front		
	Residential Rear	Kevin Griffen	2004--2005
28-19A	Bussiness	Lexicon	2002-2003

161-01	Residential Front	Felix UdelsmanDDS Marty Kovak	to 2020
	Residential Rear		
	business	Bowne Park Grill Bowne park Foot center	1962-1991 1991-2020

161-03	Residential Front	Rose Schneider/Mrs Sittioner1934 Anna Graham Marie Halmy Willam Donohue	2000-2010
	Residential Rear	George Busberg Raymond DiStephan Anthony Boemio Fern Fern I.d. Ceballos Pollock	to 2000 2000 - 2001 1976 1983 1991
	Bussiness	Consolidated Gas appliance milles Dry Cleaner Coral French Dry Cleaner Rose garden Cleaners	1991 1962 1967 1970-1983 to-2014

161-05	Residential Front	Tupperware Stegmaier H & E Inc. Gary Pajak Edwin Suarez	1967-1970 1983
	Residential rear	Charles Gjodesen Theodore Lehmann	1962
	Bussiness	Pioneer Taylors & Cleaners RTNAron Silverstein Bowne ark Stationary Inc. Designer Furniture / Keven Griffin Carol Taylor Archives of the Home	1934 1991 2003-2008 2008- 2009 2010-2014

161-07	Residential Front	Anthony Haritunian Jose Pedroza/ Vargas	1983 - 1991 2004-2007
	Residential Rear	Martin Kovach Geja Kim Brian Schroeder Hee Soo Kim	1991 2000 2001-2004 2007 to 2009
	Bussiness	Masterjohns Super Mkt. T. Connelly upolstery Slimnastics for everyone	1962 1967-1970 1983

Telatek Corp 1991
New Young Nail 2000

161-09	Residential Front	Herman Deubel	1967-1976
		Jack Elster	1970-1983
		John D Lawlor	2000
		Tiothy Eaton	2002-2003
		Brian Schroeder	2003
		Marie DiGiglio	2003
		Christine Mariacher	2006-2007
	Residential Rear	Willam Oneiber	1945
		Charles Johnson	1962
		Harry Cherpelis	1967
	Bussiness	Anthony W Trapani	2000
		Debbi Sassi	2005 to Present
		Arther Strettle Meats	1934
		MurraysLaundry	1939-1945
Ruth Skaller Ballet Studio		1962-1970	
North Shore Opera Ballet		1967	
Soh Agency,Co-op King			
Procida Reality Corp.			
Rehunt Com		1983-Present	
William Feldman		1983-1991	
Murray Hill Plumbing	2014 to present		

161-11	Residential Front	Jacques Boer	1943-1945
		Anthony Tierney	1960-1961
		Hellen Hutes	1967-1970
		Nicholas Serpanos	1970
		John Haritunian	1972-1988
	J. Harvey		
	Residential Rear	Frank Matarrese	1967-`969
		Anthony Haritunian	1973
		Zapuru Haharitunian / Lexicon	1989-2004
Henery G Rodriguez		2000	
Keven Griffin		2005	
Dennis Cotto	200-2006		
Bussiness	b & B Pressing Machine	1962-1970	
	Claypen Ceramics	1976-1983	
	Carol Halmy Jewelery	1983-1991	
	Zinnias	2000-2014	

There is no guarantees to the accuracy of the above information.

M18982

161-01/11 29th Avenue
Flushing, NY 11358

Inquiry Number: 5835900.5
October 21, 2019

The EDR-City Directory Abstract

TABLE OF CONTENTS

SECTION

Executive Summary

Findings

City Directory Images

Thank you for your business.

Please contact EDR at 1-800-352-0050
with any questions or comments.

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This Report contains certain information obtained from a variety of public and other sources reasonably available to Environmental Data Resources, Inc. It cannot be concluded from this Report that coverage information for the target and surrounding properties does not exist from other sources. **NO WARRANTY EXPRESSED OR IMPLIED, IS MADE WHATSOEVER IN CONNECTION WITH THIS REPORT. ENVIRONMENTAL DATA RESOURCES, INC. SPECIFICALLY DISCLAIMS THE MAKING OF ANY SUCH WARRANTIES, INCLUDING WITHOUT LIMITATION, MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE. ALL RISK IS ASSUMED BY THE USER. IN NO EVENT SHALL ENVIRONMENTAL DATA RESOURCES, INC. BE LIABLE TO ANYONE, WHETHER ARISING OUT OF ERRORS OR OMISSIONS, NEGLIGENCE, ACCIDENT OR ANY OTHER CAUSE, FOR ANY LOSS OR DAMAGE, INCLUDING, WITHOUT LIMITATION, SPECIAL, INCIDENTAL, CONSEQUENTIAL, OR EXEMPLARY DAMAGES. ANY LIABILITY ON THE PART OF ENVIRONMENTAL DATA RESOURCES, INC. IS STRICTLY LIMITED TO A REFUND OF THE AMOUNT PAID FOR THIS REPORT.** Purchaser accepts this Report "AS IS". Any analyses, estimates, ratings, environmental risk levels or risk codes provided in this Report are provided for illustrative purposes only, and are not intended to provide, nor should they be interpreted as providing any facts regarding, or prediction or forecast of, any environmental risk for any property. Only a Phase I Environmental Site Assessment performed by an environmental professional can provide information regarding the environmental risk for any property. Additionally, the information provided in this Report is not to be construed as legal advice.

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EXECUTIVE SUMMARY

DESCRIPTION

Environmental Data Resources, Inc.'s (EDR) City Directory Abstract is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's City Directory Abstract includes a search and abstract of available city directory data. For each address, the directory lists the name of the corresponding occupant at five year intervals.

Business directories including city, cross reference and telephone directories were reviewed, if available, at approximately five year intervals for the years spanning 1922 through 2014. This report compiles information gathered in this review by geocoding the latitude and longitude of properties identified and gathering information about properties within 200 feet of the target property.

A summary of the information obtained is provided in the text of this report.

RECORD SOURCES

EDR's Digital Archive combines historical directory listings from sources such as Cole Information and Dun & Bradstreet. These standard sources of property information complement and enhance each other to provide a more comprehensive report.

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RESEARCH SUMMARY

The following research sources were consulted in the preparation of this report. An "X" indicates where information was identified in the source and provided in this report.

<u>Year</u>	<u>Source</u>	<u>TP</u>	<u>Adjoining</u>	<u>Text Abstract</u>	<u>Source Image</u>
2014	EDR Digital Archive	-	X	X	-
	EDR Digital Archive	X	X	X	-
2010	EDR Digital Archive	-	X	X	-
	EDR Digital Archive	X	X	X	-
2005	Hill-Donnelly Information Services	-	X	X	-
	Hill-Donnelly Information Services	X	X	X	-
2000	Cole Information Services	-	X	X	-
	Cole Information Services	X	X	X	-
1996	NYNEX	-	-	-	-
1991	NYNEX Information Resource Company	-	X	X	-
	NYNEX Information Resource Company	X	X	X	-
1983	New York Telephone	-	X	X	-

EXECUTIVE SUMMARY

<u>Year</u>	<u>Source</u>	<u>TP</u>	<u>Adjoining</u>	<u>Text Abstract</u>	<u>Source Image</u>
1983	New York Telephone	X	X	X	-
1976	New York Telephone	-	X	X	-
	New York Telephone	X	X	X	-
1970	New York Telephone	-	X	X	-
	New York Telephone	X	X	X	-
1967	New York Telephone	-	X	X	-
	New York Telephone	X	X	X	-
1962	New York Telephone Directory	-	X	X	-
	New York Telephone Directory	X	X	X	-
1950	New York Telephone	-	X	X	-
1945	New York Telephone	-	X	X	-
	New York Telephone	X	X	X	-
1939	New York Telephone Company	-	X	X	-
	New York Telephone Company	X	X	X	-
1934	R. L. Polk & Co.	-	X	X	-
	R. L. Polk & Co.	X	X	X	-
1922	H.C. Morris	-	-	-	-

EXECUTIVE SUMMARY

SELECTED ADDRESSES

The following addresses were selected by the client, for EDR to research. An "X" indicates where information was identified.

<u>Address</u>	<u>Type</u>	<u>Findings</u>
161-03 29th Avenue	Client Entered	
161-05 29th Avenue	Client Entered	
161-07 29th Avenue	Client Entered	
161-09 29th Avenue	Client Entered	
161-11 29th Avenue	Client Entered	

FINDINGS

TARGET PROPERTY INFORMATION

ADDRESS

161-01/11 29th Avenue
Flushing, NY 11358

FINDINGS DETAIL

Target Property research detail.

29TH AV ABBREV FLUA

16109 29TH AV ABBREV FLUA

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1991	Feldman William	NYNEX Information Resource Company

29TH AV FLUS

16105 29TH AV FLUS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1970	Stegmaier H & E Inc	New York Telephone
	TUPPERWARE STEGMAIER H & E INC	New York Telephone
1967	Stegmaier H & E Inc	New York Telephone
	Tupperware H & E Stegmaier	New York Telephone
	TUPPERWARE HOME PARTIES	New York Telephone

16107 29TH AV FLUS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1970	CONNELLY THOS J uplstr	New York Telephone
1967	CONNELLY THOS J uplstr	New York Telephone

16109 29TH AV FLUS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1970	Deubel Herman	New York Telephone
	Skaller Ruth Ballet Studio	New York Telephone
1967	Deubel Herman	New York Telephone
	North Shore Opera Ballet Schl	New York Telephone
	Skaller Ruth Ballet Studio	New York Telephone

16111 29TH AV FLUS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1970	Retus Helen	New York Telephone

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1967	Retus Helen	New York Telephone

29th Ave

16101 29th Ave

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2014	BROWNE PARK FOOT CENTER	EDR Digital Archive
	FELDMAN GARY B	EDR Digital Archive
2010	BROWNE PARK FOOT CENTER	EDR Digital Archive
	FELDMAN GARY B	EDR Digital Archive

29TH AVE

16101 29TH AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2005	Bowne Park Foot Ctr 1 P	Hill-Donnelly Information Services
	Feldman Gary B	Hill-Donnelly Information Services
2000	Bowne Park Ft Ctr	Cole Information Services
	Feldman Gary B DPM	Cole Information Services
1991	Bowne Park Foot Center	NYNEX Information Resource Company
	Feldman Gary B DPM	NYNEX Information Resource Company
1976	Bowne Pk Grill	New York Telephone
1970	Bowne Pk Grill	New York Telephone
	Udelsman Felix DDS ofc	New York Telephone
1967	Bowne Pk Grill	New York Telephone
	Udelsman Felix DDS ofc	New York Telephone
1962	Bowne Pk Grill	New York Telephone Directory
	Udelsman Felix DDS ofc	New York Telephone Directory

29th Ave

16103 29th Ave

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2014	BOWNE CHEMISTS LLC	EDR Digital Archive
	ROSE GARDEN CLEANERS	EDR Digital Archive
2010	ROSE GARDEN CLEANERS	EDR Digital Archive

FINDINGS

29TH AVE

16103 29TH AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2005	Donohue W M vo	Hill-Donnelly Information Services
	H Bussberg George A	Hill-Donnelly Information Services
	Rose Garden Cleaners 1s	Hill-Donnelly Information Services
2000	George Bussberg	Cole Information Services
	Raymond Di Stephan	Cole Information Services
	Rose Grdn Cleaners	Cole Information Services
1991	Ceballos L D	NYNEX Information Resource Company
	Coral French Cleanrs	NYNEX Information Resource Company
	Halmy Marie	NYNEX Information Resource Company
	Pollock J	NYNEX Information Resource Company
1983	Coral French Cleanrs	New York Telephone
	Danay D Fern	New York Telephone
1976	Boemio Anthony	New York Telephone
	Coral French Cleanrs	New York Telephone
1970	Coral French Cleanrs	New York Telephone
1967	Millies Dry Cleanrs	New York Telephone
1962	Consolidatd Gas Appliance	New York Telephone Directory
	Graham Anna	New York Telephone Directory
1934	Schneider Rose Mrs sttioner	R. L. Polk & Co.
	Snyder Rose stationer	R. L. Polk & Co.

29th Ave

16105 29th Ave

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2014	ACHRIVES OF HOME	EDR Digital Archive
	ARCHIVES OF HOME	EDR Digital Archive
2010	ACHRIVES OF HOME	EDR Digital Archive
	ARCHIVES OF HOME	EDR Digital Archive
	DESIGNER UPHOLSTERY INC	EDR Digital Archive

29TH AVE

16105 29TH AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2005	Desinger Upholstery & Fum	Hill-Donnelly Information Services

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2005	Griffin Kevin	Hill-Donnelly Information Services
	h Lehmann Theodore AO	Hill-Donnelly Information Services
	is 718 746 7200 o	Hill-Donnelly Information Services
2000	Dsngr Furn Serv	Cole Information Services
	Grffin Kevin	Cole Information Services
	Theodore Lehmann	Cole Information Services
1991	Bowne Park Stationary Inc	NYNEX Information Resource Company
	Suarez Edwin	NYNEX Information Resource Company
1983	Pajak Gary	New York Telephone
1962	Gjodesen Chas	New York Telephone Directory
1934	Pioneer Tailors & Cleaners RTN Aron Silverstein	R. L. Polk & Co.

29th Ave

16107 29th Ave

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2014	NEW YOUNG NAIL	EDR Digital Archive
2010	NEW YOUNG NAIL	EDR Digital Archive

29TH AVE

16107 29TH AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2005	H Kim Geja 0718 746 3747 95s	Hill-Donnelly Information Services
	New Young Nail Is	Hill-Donnelly Information Services
2000	Geja Kim	Cole Information Services
	New Young Nail	Cole Information Services
1991	Harutunian Anthony	NYNEX Information Resource Company
	Kovach Martin	NYNEX Information Resource Company
1983	Harutunian Anthony	New York Telephone
	Slimnastics For Everyone	New York Telephone
1976	Connelly Thos J uphIstr	New York Telephone
1962	Masterjohns Self Svce Super Mkt	New York Telephone Directory

29th Ave

16109 29th Ave

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2014	BOWNE PARK CIVIC ASSOCIATION	EDR Digital Archive

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2014	INNSBRUCK PLUMBING & MAINT	EDR Digital Archive
	LIBERTRIAN PTY QUEENS CNTY INC	EDR Digital Archive
	MURRAY HILL PLUMBING & HE	EDR Digital Archive
	RE HUNTCOM INC	EDR Digital Archive
2010	45-61 BELL BLVD LLC	EDR Digital Archive
	BOWNE PARK CIVIC ASSOCIATION	EDR Digital Archive
	LIBERTRIAN PTY QUEENS CNTY INC	EDR Digital Archive
	RE HUNTCOM INC	EDR Digital Archive

29TH AVE

16109 29TH AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2005	H Sasse D AO	Hill-Donnelly Information Services
	Procida Realty Corp Co Op King	Hill-Donnelly Information Services
2000	Anthony W Trapani	Cole Information Services
	Bowne Prk Cvc Asn	Cole Information Services
	Co Op Kng Prcd Crp	Cole Information Services
	John D Lawlor	Cole Information Services
	Procida Rity Corp	Cole Information Services
	Telatak Corp	Cole Information Services
1991	Bowne Park Civic Assn	NYNEX Information Resource Company
	Procida Realty Corp Co Op King	NYNEX Information Resource Company
	Telatek Corp	NYNEX Information Resource Company
1983	Co Op King S O H Agency rl est	New York Telephone
	Elster Jack	New York Telephone
	Projecting Designs	New York Telephone
	Sob Agency rl est	New York Telephone
1976	Deubel Herman	New York Telephone
1970	Elster Jack	New York Telephone
	Ruth Skaller Ballet Studio	New York Telephone
1967	Cherpelis Harry K	New York Telephone
	Ruth Skaller Ballet Studio	New York Telephone
1962	Johnson Chas	New York Telephone Directory
	Skaller Ruth Ballet Studio	New York Telephone Directory
1945	Murrays Mrs Hnd Laundry	New York Telephone
	Oneiber Wm	New York Telephone
1939	Murrays Mrs Hnd Laundry	New York Telephone Company
1934	Strettle Arth S meats	R. L. Polk & Co.

FINDINGS

29th Ave

16111 29th Ave

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2014	ZINN STEVE	EDR Digital Archive
	ZINNIAS INC	EDR Digital Archive
2010	ZINN STEVE	EDR Digital Archive
	ZINNIAS INC	EDR Digital Archive

29TH AVE

16111 29TH AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2005	Griffin	Hill-Donnelly Information Services
	HCotto O A	Hill-Donnelly Information Services
	Zinnias Inc	Hill-Donnelly Information Services
2000	Henr G Rodriguez	Cole Information Services
	Zinnias Inc	Cole Information Services
1991	Halmy Carol	NYNEX Information Resource Company
1983	Halmy Carol b	New York Telephone
	Harutunian John	New York Telephone
	Harvey J	New York Telephone
1976	Claypen Ceramics The	New York Telephone
	Harutunian Anthony	New York Telephone
	Harutunian John	New York Telephone
1970	B & B Pressing Mach Co	New York Telephone
	Serpanos Nicholas	New York Telephone
1967	B & B Pressing Mach Co	New York Telephone
	Tierney Anthony	New York Telephone
1962	B & B Pressing Mach Co	New York Telephone Directory
	Tierney Anthony	New York Telephone Directory
1945	Boer Jacques W	New York Telephone

29th Avenue

161-03 29th Avenue

<u>Year</u>	<u>Uses</u>	<u>Source</u>
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APPENDIX K

Site Contact List

BROWNFIELD CLEANUP PROGRAM APPLICATION

161-01 – 161-11 29th Avenue, Flushing, NY

16103 29TH AVENUE LLC

Site Contact List

MUNICIPAL AND COMMUNITY BOARD LEADERS

New York City Mayor

Bill De Blasio

City Hall New York, NY 10007

Phone: 311 or 212-NEW-YORK

Queens Borough President

Sharon Lee

Office of the Queens Borough President

Queens Borough Hall

120-55 Queens Boulevard

Kew Gardens, New York 11424

Phone: General Office: (718) 286-3000

Constituent Services: (718) 286-2669

Email: info@queensbp.org

NYC City Planning Commission

Marisa Lago, Chairperson

120-55 Queens Boulevard – Room 201

Kew Gardens, NY 11424

Phone: (718) 520-2100

Fax: (718)520-2096

Email: mlago@planning.nyc.gov

Queens Community Board 7 Chairperson

Eugene T Kelty Jr

133-32 41st Road – Room 3B

Flushing, NY 11355

Phone: (718) 359-2800

Email: qn07@cb.nyc.gov

RESIDENTS/OCCUPANTS OF THE PROPERTY

Café Dufort (Store)

Dufort, Joseph

161-01 29th Avenue
Flushing, NY 11358

Avala Pharmacy (Store)

Mariwalla, Nitin

161-03 29th Avenue
Flushing, NY 11358

Vazquez, Simon & Munoz, Jennifer

161-03 29th Avenue – 2nd Floor - F
Flushing, NY 11358

Vazquez, Alessio & Avalo, Rosa

161-03 29th Avenue – 2nd Floor - R
Flushing, NY 11358

Pippy & Lily (Store)

Manfradonia, Anita

161-05 29th Avenue
Flushing, NY 11358

Vale, Milfred

161-05 29th Avenue – 2nd Floor - F
Flushing, NY 11358

Kastrati, Ilmi & Myrisha

161-05 29th Avenue – 2nd Floor - R
Flushing, NY 11358

CNL Nail & Spa (Store)

Sang Ho Lee

161-07 29th Avenue
Flushing, NY 11358

Once, Maria

161-07 29th Avenue – 2nd Floor - F
Flushing, NY 11358

Hughes, Sean

161-07 29th Avenue – 2nd Floor - R
Flushing, NY 11358

Procida Realty Corp (Store)

Procida, John

161-09 29th Avenue
Flushing, NY 11358

VACANT

161-09 29th Avenue – 2nd Floor - F
Flushing, NY 11358

Sasse, Deborah

161-09 29th Avenue – 2nd Floor - R
Flushing, NY 11358

Whitestone Design (Store)

Lancelotti, John

161-11 29th Avenue
Flushing, NY 11358

Qurbani, Kalamodeen

161-11 29th Avenue – 2nd Floor - F
Flushing, NY 11358

Qurbani, Hassan & Melinda

161-11 29th Avenue – 2nd Floor - R
Flushing, NY 11358

Modern Lounge Hair Studio (Store)

Velin, Gladys

28-17 161st Street
Flushing, NY 11358

Modern Lounge Hair Studio (Store)

Velin, Gladys

28-17 161st Street
Flushing, NY 11358

Kovach, Marty & Candy

28-19 161st Street – 2nd Floor - F
Flushing, NY 11358

Galvez, Emilio

28-19 161st Street – 2nd Floor - R
Flushing, NY 11358

ADJACENT PROPERTY OWNERS/OCCUPANTS

Tousius, William J (Adjacent Property)

Residential

Block: 4889 – Lot: 27
28-01 161 Street
Flushing, NY 11358

Nardiello, Joseph (Adjacent Property)

Residential

Block: 4889 – Lot: 29
161-06 28 Avenue
Flushing, NY 11358

Yang, Li Hwa (Adjacent Property)

Residential

Block: 4889 – Lot: 31
161-10 28 Avenue
Flushing, NY 11358

Mercado, Ralph (Adjacent Property)

Residential

Block: 4889 – Lot: 32
161-14 28 Avenue
Flushing, NY 11358

City of New York (Adjacent Property)

Vacant Land

Block: 4889 – Lot: 131
28 Avenue
Flushing, NY 11358

Josephine Costello (Adjacent Property)

Residential

Block: 4888 – Lot: 25
28-14 161 Street
Flushing, NY 11358

W Costello (Adjacent Property)

Vacant Land

Block: 4888 – Lot: 27

161 Street

Flushing, NY 11358

Lisa Fasano (Adjacent Property)

Residential

Block: 4888 – Lot: 1

160-17 29 Avenue

Flushing, NY 11358

Chen, Kevin Zhikang (Adjacent Property)

Residential

Block: 4891 – Lot: 36

29-06 161 Street

Flushing, NY 11358

Yang, Jiying (Adjacent Property)

Residential

Block: 4892 – Lot: 31

29-03 161 Street

Flushing, NY 11358

Provenzano, Christopher (Adjacent Property)

Residential

Block: 4892 – Lot: 34

161-08 29 Avenue

Flushing, NY 11358

Ka Ho Sit (Adjacent Property)

Residential

Block: 4892 – Lot: 37

161-10 29 Avenue

Flushing, NY 11358

Caldararo, Marie (Adjacent Property)

Residential

Block: 4892 – Lot: 40

29-04 162 Street

Flushing, NY 11358

Donald J Halmy (Adjacent Property)

Niemann Agency Inc

Block: 4889 – Lot: 56

161-15 29 Avenue

Flushing, NY 11358

Phone: (718) 353-1500

NEWS MEDIA

News 12 Long Island

Phone: (516) 393-1200

Email: news12li@news12.com

New York Daily News

4 New York Plaza, New York, NY 10004

Main Phone Number: 212-210-2100

Newsstand Phone Number: 800-327-6397

New York Post

1211 Avenue of the Americas

New York, NY 10036-8790

Phone: (212) 930 8500

Fax: (212) 930-8540

PUBLIC WATER SUPPLIER

Municipal Water Supply (New York City)

59-17 Junction Boulevard

Flushing, NY, 11373

Phone: (212) 639 9675 if not in NY.

If in any borough of New York City dial 311

SCHOOLS and DAY CARE CENTERS

PS 184 Flushing Manor

Principal – Anna Dimilta

163-15 21st Road

Whitestone, NY 11357

Phone: (718) 352-7800

Email: adimilt@schools.nyc.org

Saint Mel's Catholic Academy

Principal – Amy Barron
154-24 26 Avenue
Flushing, NY 11354
Phone: (718) 539-8211

Holy Cross High School

President – Michael Truesdell
26-20 Francis Lewis Boulevard
Flushing, NY 11358
Phone: (718) 886-7250
Email: mtruesdell@holycrosshis.org

IBEAR Day Care Center

33-15 154th Street
Flushing, NY 11354
Phone: (718) 939-3870
Email: IBEAREDCATION@GMAIL.COM

Functional Life Achievement, Inc

35-10 156 Street
Flushing, NY 11354
Phone: (212) 683-8905
Email: info@flanyc.com

The Church on the Hill - Reformed

Rev. Blaine D Crawford
167-07 35th Avenue
Flushing, NY 11358
Phone: (718) 358-3671
Email: office@churchonthehill.org

DOCUMENT REPOSITORY**Mail to:****Queens Public Library (*)**

The Archives at Queens Public Library
89-11 Merrick Boulevard
Jamaica, NY 11432
Attn: Judith Todman
Phone: (718) 990-8633
Email: jtodman@queenslibrary.org

***Document to be available at:**

Queens Public Library

Auburndale Branch

25-55 Francis Lewis Boulevard

Flushing, NY 11358

Phone: (718) 352-2027

Queens Community Board 7 Chairperson

Eugene T Kelly Jr

133-32 41st Road – Room 3B

Flushing, NY 11355

Phone: (718) 359-2800

Email: qn07@cb.nyc.gov



APPENDIX L

Document Repository Agreement

Daren Murphy

From: QN07@cb.nyc.gov (CB) <QN07@cb.nyc.gov>
Sent: Monday, September 21, 2020 3:32 PM
To: Daren Murphy
Subject: Re: NYSDEC Brownfield Cleanup Program - Document Repository

Good Afternoon Daren:

Per our conversation Community Board 7 will allow Castle Environmental to store in our office the repository for 161-01 - 161-11 29th Avenue, Flushing.

Community Board #7-Queens
133-32 41st Road, 3-B
Flushing, NY 11355
718-359-2800
718-463-3891 - fax
www.nyc.gov/queenscb7

From: Daren Murphy <DarenM@castletonenv.com>
Sent: Monday, September 21, 2020 2:23 PM
To: QN07@cb.nyc.gov (CB) <QN07@cb.nyc.gov>
Cc: Frank Castellano <Frankc@castletonenv.com>
Subject: RE: NYSDEC Brownfield Cleanup Program - Document Repository

Hi Mr. Kelty,

I am following up on the below email.

It would be greatly appreciated if you can respond to the below email indicating your permission to utilize your office as a repository upon acceptance into the BCP.

Thank you,

Daren Murphy
Project Manager
Castleton Environmental
(631)482-1818

From: Daren Murphy
Sent: Wednesday, September 16, 2020 9:36 AM
To: qn07@cb.nyc.gov
Cc: Frank Castellano <Frankc@castletonenv.com>
Subject: NYSDEC Brownfield Cleanup Program - Document Repository

Mr. Eugene Kelty Jr,

On behalf of our client, Castleton Environmental is preparing a State BCP application for the property located at 161-01 - 161-11 29th Avenue, Flushing, NY. As part of the application, it is required that the local community board be listed on the site contact list, as well as act as a document repository. Therefore, Castleton Environmental is requesting permission from you to utilize your office as a repository upon acceptance into the BCP.

Please let me know if this is acceptable and if you have any questions.

Thank you,

Daren Murphy
Project Manager
Castleton Environmental
(631)482-1818

Daren Murphy

From: Todman, Judith <Judith.Todman@queenslibrary.org>
Sent: Wednesday, September 16, 2020 3:59 PM
To: Daren Murphy
Subject: RE: NYSDEC Brownfield Cleanup Program - Document Repository

Hello Mr. Murphy,

Yes, sent it to me here at the Central Library:

My mailing address is: The Archives at Queens Public Library
89-11 Merrick Blvd.
Jamaica, NY 114132
Attn: J. Todman

Thank you,

Judith Todman
Manager
Unique Services
Queens Public Library
89-11 Merrick Blvd.
Jamaica, NY 11432

718 990-8633
jtodman@queenslibrary.org



From: Daren Murphy [mailto:DarenM@castletonenv.com]
Sent: Wednesday, September 16, 2020 1:14 PM
To: Todman, Judith
Cc: Frank Castellano
Subject: NYSDEC Brownfield Cleanup Program - Document Repository

Ms. Judith Todman,

On behalf of our client, Castleton Environmental is preparing a State BCP application for the property located at 161-01 - 161-11 29th Avenue, Flushing, NY. As part of the application, it is required that the local library act as a document repository. Therefore, Castleton Environmental is requesting permission from you to utilize the Queens Public Library – Auburndale Branch (25-55 Francis Lewis Boulevard, Flushing, NY 11358) as a repository upon acceptance into the BCP.

Please let me know if this is acceptable and if you have any questions.

Thank you,

Daren Murphy
Project Manager
Castleton Environmental
(631)482-1818

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