



OFFICE OF ENVIRONMENTAL REMEDIATION

100 Gold Street – 2nd Floor
New York, New York 10038

Mark P. McIntyre, Esq.
Director

Tel: (212) 788-8841

April 30, 2021

Ronald Ji, President
50-11 Queens Boulevard LLC
5701 6th Avenue
Brooklyn, NY 11220

Re: Notice of Completion
50-11 Queens Boulevard, Queens, NY
OER Site Number: 18CVCP077Q

Dear Mr. Ji:

The New York City Office of Environmental Remediation (OER) is pleased to inform you that the Remedial Action Report for the above-referenced site is hereby approved, allowing the Notice of Completion (NOC) to be issued for the site. Please find the Notice of Completion attached, the issuance date of which is April 30, 2021. Congratulations!

If you have any questions regarding any of these items, please contact me at 212-442-3007.

Sincerely,

Shaminder Chawla
Deputy Director



OFFICE OF ENVIRONMENTAL REMEDIATION

100 Gold Street – 2nd Floor
New York, New York 10038

Mark P. McIntyre, Esq.
Director

Tel: (212) 788-8841

NOTICE OF COMPLETION

Notice Holder(s): Ronald Ji, President
50-11 Queens Boulevard LLC
5701 6th Avenue
Brooklyn, NY 11220

Site Information: Site Name: 50-11 Queens Boulevard
Site Owner: 50-11 Queens Boulevard LLC
Street Address: 50-11 Queens Blvd, Queens, NY
Block 1319, Lot 21
OER Site Number: 18CVCP077Q

Project Description: The Site development consists of a new 9-story mixed-use residential and commercial building with a cellar. The 99.3-foot high building covers nearly the entire lot. The total gross building square footage is 86,519-square feet. The cellar level occupies 11,620-square feet (or 97 %) of the lot and features 6,450-square feet of ventilated parking, a laundry room, a storage room, bicycle storage, a ramp leading up to the first floor, a parking attendants' booth, and utility rooms. The top of the cellar floor slab is at an elevation of 81.5 feet (North American Vertical Datum of 1988 [NAVD 88]), approximately 13 to 15 feet below ground surface (bgs). The ground level is 11,362 square feet in area and contains 8,675-square feet of commercial/retail space and 639 square feet of residential lobby space. The second floor of the building contains a 2,205-square foot outdoor recreation area, fitness room, and apartments. The third to ninth floors consist mainly of residential apartments. The total residential floor area is 51,372-square feet. In total, the mixed-use building provides 75 housing units (61 quality housing units and 14 affordable housing units).

**Date of Voluntary
Cleanup Agreement:** January 25, 2019

Notice Issuance

This Notice of Completion, hereinafter referred to as the "Notice," is issued pursuant to Chapter 9 of Title 24 of the Administrative Code of the City of New York.

This Notice has been issued upon satisfaction of the Director, following review by the Office of the Remedial Action Report and data submitted pursuant to the Voluntary Cleanup Agreement, as well as any other relevant information regarding the Site, that the remediation requirements set forth at Section 1407 of Title 43 of the Rules of the City of New York have been achieved in accordance with the Remedial Action Work Plan.

The remedial program for the Site has achieved a cleanup level that would be consistent with the following categories of uses:

| | |
|---------------|----------------------------------|
| <u> </u> | Unrestricted Use |
| <u> x </u> | Restricted Use: |
| <u> </u> | Residential |
| <u> x </u> | (Track 4) Restricted Residential |
| <u> </u> | Commercial |
| <u> </u> | Industrial |

Liability Limitation

Upon issuance of this Notice of Completion, and subject to the terms and conditions set forth herein, the Notice holder(s) shall be entitled to the liability limitation provided in Section 906 of Title 24 of the administrative code of the City of New York. The liability limitation shall run with the land, extending to the Notice holder's successors or assigns through acquisition of title to the Site and to a person who develops or otherwise occupies the Site, subject to certain limitations as set forth in Section 906 of Title 24 of the administrative code of the City of New York, and any other applicable provision of law.

In accordance with a Memorandum of Agreement between the New York State Department of Environmental Conservation and the New York City Mayor's Office of Environmental Remediation dated July 10, 2012, New York State Department of Environmental Conservation agrees that this site is of no further interest, and it does not plan or anticipate taking administrative or judicial action with regard to the property.

Notice of Transferability

This Notice may be transferred to the Notice holder's successors or assigns upon transfer or sale of the Site as provided by section 906(c) of the administrative code of the City of New York.

Notice Modification/Revocation

This Notice of Completion may be modified or revoked by the Director following notice in accordance with Section 43-1408(f) of the Rules of the City of New York upon a finding that:

- (1) either the Applicant or the Applicant's successors or assigns have failed to comply with the terms and conditions of the City Voluntary Cleanup Agreement;
- (2) either the Applicant or the Applicant's successors or assigns made a misrepresentation of a material fact tending to demonstrate that the cleanup levels identified in the Voluntary Site Cleanup Agreement were reached; or
- (3) there is good cause for such modification or revocation.

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

Sincerely,



Shaminder Chawla

Deputy Director

New York City Office of Environmental Remediation