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CITY PLANNING COMMISSION

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DEPT. OF CITY PLANNING

AMENDED DISTRICT PLAN
FOR THE
LONG ISLAND CITY BUSINESS
IMPROVEMENT DISTRICT
(PREVIOUSLY THE QUEENS PLAZA
/ COURT SQUARE
BUSINESS IMPROVEMENT
DISTRICT)
IN THE CITY OF NEW YORK
BOROUGH OF QUEENS

PREPARED PURSUANT TO SECTION 25-405(a) OF CHAPTER 4 OF TITLE 25 OF
THE ADMINISTRATIVE CODE OF THE CITY OF NEW YORK

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INTRODUCTION

The Queens Plaza / Court Square Business Improvement District and its District Plan were established and created in 2005 in accordance with Article 19-A of the New York State General Municipal Law and Title 25 of the New York City Administrative Code (the “Law”). This Amended District Plan (hereinafter the “Amended District Plan”), created in 2016, modifies, amends and replaces the previous 2005 District Plan (“2005 District Plan”) in its entirety for the Queens Plaza / Court Square Business Improvement District, including renaming it as the Long Island City Business Improvement District (hereinafter the “District” or “BID”), and its corresponding district management association, the Queens Plaza / Court Square District Management Association, Inc. d/b/a the Long Island City Business Improvement District (the “DMA”). This Amended District Plan is created to replace the 2005 District Plan as the enabling document for the BID authorizing the development and implementation of services provided, and detailing the mechanism by which the BID and the DMA are to be funded.

The Mayor, by written authorization dated April 28, 2016, a copy of which is annexed hereto as Appendix B, has provided for the preparation of this amendment to the Plan pursuant to authority granted by the Law. The 2005 District Plan was authorized by the Mayor, pursuant to a letter dated February 3, 2004.

I. MAP OF THE DISTRICT

The District is located in the Long Island City community of the Borough of Queens and includes two sub-districts as indicated on the map annexed hereto as Appendix A (“District Map”).

The “North Sub-District” (“NSD”) (the original BID area) is centered around Queens Plaza and Court Square. It generally includes all street-facing property lots

extending north along Jackson Avenue on both sides of the street from 45th Avenue/Thomson Avenue (Court Square) to Queens Plaza, and extending west along Queens Plaza North and Queens Plaza South from Northern Boulevard/Jackson Avenue to 21st Street. It also includes Queens Plaza East (the 29-00 block of Northern Boulevard) and additional properties on the 42-00 block of Crescent Street, and the 43-00 block of Queens Street.

The “South Sub-District” (“SSD”) expands south and west from the end of the NSD at 45th Avenue/Thomson Avenue. It generally includes properties facing Jackson Avenue from the terminus of NSD at 45th Avenue/Thomson Avenue south to 51st Avenue, properties facing Vernon Boulevard from Borden Avenue north to 44th Drive, including the properties facing 10th Street between 45th Avenue and 44th Drive, and properties facing 44th Drive from Vernon Boulevard east to Hunter Street.

II. DISTRICT PROFILE: PRESENT USES OF DISTRICT PROPERTY

A. DISTRICT PROFILE

The District, which includes Queens Plaza and Court Square, constitutes a major transportation, retail, manufacturing, and retail hub in western Queens. Much of the area, up-zoned in 2001 and recognized as the Fourth Central Business District of New York City, accommodates a large daytime working population and, increasingly, a large residential population. Furthermore, one of New York City’s largest commuter populations passes through the District each day via the Ed Koch/Queensboro Bridge (“Queensboro Bridge”) and New York City Transit subways and buses, or makes intermodal transfers within the District. The area overlooks the East Side skyline of Manhattan and the Sunnyside Yards. The SSD includes a variety of low scale mixed-use properties with ground floor retail/offices and upper level residential, low scale industrial

properties, a few large scale wholly commercial properties, and a few wholly residential properties. The southern end of Jackson and the portion of Vernon Boulevard contained in the sub-district form the retail core of the area. The SSD also abuts the Pulaski Bridge and the Queens Midtown Tunnel.

1. BACKGROUND

Long Island City is located in the westernmost part of Queens, just a few minutes across the East River from mid-town Manhattan. Its history dates back to the 1640s when the area was made up of Dutch farmlands. Long Island City was chartered as an independent municipality in 1870 consisting of the consolidated hamlets of Blissville, Dutch Kills, Ravenswood, Hunters Point, and the village of Astoria. Long Island City was incorporated into New York City as part of the Great Consolidation of 1898.

Long Island City was primarily agrarian until the mid-19th Century when the area experienced a transition and became a manufacturing and distribution center. By the end of the 1800s, Long Island City was home to the highest concentration of industry in the United States. The construction of the Long Island Rail Road in 1861 and the opening of the Queensboro Bridge in 1909 transformed Long Island City from a remote suburb into an accessible, and centrally located manufacturing and residential district.

Since the end of World War II, Long Island City has experienced a decline in the number of industrial jobs and firms located in the area, but the area retains a significant manufacturing base. As a central location with excellent mass transit, available space, and affordable rents, Long Island City has attracted other business sectors including printing and publishing, financial services, telecommunications and television and motion picture production. Artists have claimed the area as theirs as well. Long Island City is now one of the highest profile arts and cultural districts in New York City with multiple renowned cultural institutions, several galleries and over 1,000 individual artists.

According to the U.S. Census Bureau, employment in Greater Long Island City totaled 96,076 in 2013, an increase from 88,938 in 2000.

In 2001, the New York City Department of City Planning rezoned 37 blocks in Long Island City to allow for higher density development, community improvements, parks, open space, retail promotion, and Class A office space to attract large commercial businesses and accommodate the spill over office needs of companies relocating from Manhattan. In early 2003, Mayor Bloomberg launched a task force for Long Island City targeting sanitation concerns. The New York City Economic Development Corporation (“NYCEDC”), New York City Department of Small Business Services, and the Department of City Planning are collaborating on several design and development projects for the area. The NSD is covered by the 114th Police Precinct north of Queens Plaza and the 108th Precinct south of Queens Plaza, and the SSD is entirely within the 108th Precinct. Likewise, the NSD is located within Queens Community Board 1 north of Queens Plaza, and within Queens Community Board 2 south of Queens Plaza, with the SSD entirely within Community Board 2. The District is located within Sanitation Districts Queens 1 and Queens 2, demarcated by the same boundaries.

B. PRESENT USES OF DISTRICT PROPERTY

1. ZONING

The NSD is zoned as a mix of M1-5/R9 and M1-6/R10, with one block zoned C5-3. All but 2 blocks of the NSD are located within the Long Island City Special Zoning District. One block is located within the Court Square Special Zoning District while the rest are located within the Queens Plaza sub-district.

The SSD is zoned as a mix of M1-4, R6A, R7X, M1-4/R6B, M1-5/R7X, M1-5/R7-3, M1-4/R7A, and C5-3. All but six (6) blocks of the SSD are located within the

Special Long Island City Mixed Use District, of which two (2) blocks are located within the Court Square sub-district and the rest are located within the Hunters Point sub-district.

2. COMMERCIAL/RETAIL

The NSD contains a diverse, mixed-use area that is comprised of approximately 85 properties. Since the time of the creation of the BID, there has been significant change to the sub-district, including a great deal of residential construction either completed or in construction, and significant public improvements. There is a low vacancy rate within the NSD. A large portion of the commercial building stock in the District dates back to the 1930s and is in good condition. The majority of commercial buildings are low-rise structures used for retail, commercial, and manufacturing purposes. There are also two modern office towers.

The District is a major transportation hub for Western Queens, and supports three (3) large office buildings, the 50-story Citigroup tower with 4,500 employees; the MetLife building and tower, housing not only MetLife, but also JetBlue Airways and Re:Sources, a division of Publicis, for a total of ,600 employees; and 2 Gotham Center, a 21-story building completed in 2011 and occupied above the ground floor entirely by the NYC Department of Health with 4,000 employees. The 15-story historic Clocktower Building, landmarked in 2015, anchors the northeastern corner of Queens Plaza, and Silvercup Studios provides full service film production facilities towards the western end of the Plaza. There are several office buildings and nationally and locally known retailers on the Plaza as well. Hotels have also joined the commercial mix, with the hostel Q4, Hilton Garden Inn, and a Marriot property all grouped around the recently created Dutch Kills Green as well as an Aloft Hotel currently under construction and Toyoko Inn in

planning along Jackson Ave. A new facility was built at the Western-most edge of the District on Queen Plaza North, for UOVO, a fine arts storage company in 2014.

On Queens Plaza, retail businesses are located within a two block vicinity of the Queensboro Plaza elevated subway station, while the District's western end of Queens Plaza is occupied by manufacturing, parking, and film production facilities. On Jackson Avenue, the retail establishments are intermixed with low-rise industrial buildings, warehouses, and parking and automotive facilities. There are also several high-rise mixed-use developments in planning or construction along Jackson Avenue, with anticipated ground-floor retail. There are national chains in the area, such as Subway, Domino's Pizza, and Dunkin Donuts, as well as several locally owned stores, including Atlas Triple Shot and Queens and Paupers, Lucky Pizza, Burger Garage and Commissary Market.

The NSD contains over 200 different types of businesses including restaurants, night clubs, thrift shops, and miscellaneous specialty and convenience stores. The retail in the NSD is accented by a variety of professional practices, including banks, insurance brokerages, realtors, parking facility operators, and medical and dental centers. Other notable tenants of the NSD include Apex Technical School, the Ecuadorian Consulate, and Uber.

The SSD is comprised of approximately 115 wholly commercial properties, and approximately 93 predominantly two-story or three-story mixed-use properties with ground floor retail/office. It has two (2) large commercial office buildings. 2 Court Square is a newly constructed commercial condominium split between Citigroup and CUNY Law School. Hunters Point Plaza, built in 1930, is an office building containing a mix of government and private offices. Along 44th Drive, there are also several significant commercial uses, including a large scale indoor climbing gym, The Cliffs, a

large national truck rental company, Ryder System, Inc., and two-story and three-story multi-tenant office buildings with professional services. NYU Langone Medical Center has entered a lease agreement for a two-story building at 21-21 44th Drive and plans to open a multispecialty ambulatory care facility.

Along Vernon Boulevard, there are wholly commercial uses including the New York Blood Center, auto repair shops, and general contracting companies. For the mixed-use properties, there is ground-floor retail ranging from professional services, such as real estate brokerage offices from Modern Spaces, Douglas Elliman, Spaces and Halstead Property, as well as medical offices, including Tribeca Pediatrics, LIC Chiropractic, and Hunters Point Dental, to restaurants offering a variety of food and dining. The retail use along Vernon Boulevard is predominantly restaurants; with notable anchor restaurants on Vernon Boulevard and Jackson Avenue that are owner-occupied such as Manducatis, Manducatis Rustica, and Manetta's, as well as many others that are not owner-occupied, covering a wide variety from Woodbines to John Brown Smokehouse to the Court Square Diner and Sage Roadhouse. Commercial uses in the SSD also include financial institutions, such as TD Bank, Santander, M&T, Bank of America, and Citigroup.

While not within the District, a significant adjacent development is the Cornell Tech applied science campus on Roosevelt Island, immediately to the West. With subway access directly from the BID, adjacent land connection and eventual ferry connection, this development is expected to create important additional commercial activity in both sub-districts.

3. RESIDENTIAL

Since the creation of the original BID, there has been an increase in residential use in the North Sub-District through the construction of new buildings. While originally there were 8 properties within the NSD that are mixed-use commercial and residential,

with apartments located above ground floor retail uses for a total of 29 individual apartment units, the District serves larger working-class and middle-class residential populations located in the Hunter's Point and Dutch Kills sections of Long Island City. Today the NSD includes approximately 21 properties devoted in whole or in part to residential use. Almost all of the residential units in these buildings are for rental, with a small percentage for ownership as condominiums. Notable residential developments in planning or construction include the Clocktower site which will be named Queens Plaza Park, Queens Plaza South, QLIC, the QE7, three (3) residential towers developed by Tishman Speyer, One Queens Plaza, Jackson West and Jackson East. The South Sub-District has a variety of existing residential building types including two-story and three-story single family buildings with ground floor retail, older multi-story wholly residential buildings, as well as new construction in large scale, high-rise residential towers with mostly rental apartments and a few condominiums. Notable existing residential developments include The Industry, Echelon, 1 Vernon Jackson, Ten 63, and 1050 Jackson, and future residential developments include 22-12 Jackson Avenue, 22-22 Jackson Avenue, and 10-44 44th Drive.

4. NOT-FOR-PROFIT

The North Sub-District is home to the Floating Hospital, which provides affordable medical services to the homeless and economically disadvantaged. The South Sub-District is home to MoMA PS1, the Sheet Metal Workers I.A. Local Union, the New York Irish Center, St. Mary's Catholic Church, and the Brick House Ceramic Center. Other not-for-profit organizations in close proximity to the NSD include the Dutch Kills Civic Association, the Fortune Society, and Urban Upbound, and in close proximity to the SSD include Hunters Point Civic Association, Hunters Point Community Development Corporation, and Hunters Point Parks Conservancy.

5. PUBLIC

The site of the former 1,150-space Queens Plaza Municipal Parking Garage, which occupied an entire block at the southwest corner of Jackson Avenue and Queens Plaza South, has been partially redeveloped by Tishman Speyer Properties. Tishman developed a new, approximately 640,000 square foot office building for the NYC Department of Health and Mental Hygiene at the corner of 28th Street and Queens Plaza South. Small retail businesses and a Bright Horizons day care center occupy the ground floor, in addition to approximately 162 public parking spaces. Tishman and the NYCEDC are currently finalizing plans for the redevelopment of the rest of the site.

In 2010, the NYCEDC completed the Jackson Avenue streetscape project, which included the installation of tree planted medians, new street lighting, benches, and waste receptacles between Queens Plaza and 23rd Street. The DMA is responsible for regular maintenance, which is funded in part by NYCEDC. Additionally, several small public parks along Jackson Avenue were enlarged and redesigned to include new landscaping, benches, and small tables and chairs. In 2012, the NYCEDC completed the Queens Plaza Bicycle and Pedestrian Improvement Project, which included a redesigned roadway, Dutch Kills Green, a nearly one-acre new public open space, and widened and landscaped medians with benches, new street lights, and crosswalks along Queens Plaza North and Queens Plaza South. The park is maintained by NYC Department of Parks and Recreation, with funding assistance from the BID.

The New York City Department of Transportation owns several properties located under the viaduct approach to the Queensboro Bridge upper roadway. Other public purpose properties include facilities for New York City Transit, small city-owned parking lots, and 28-11 Queens Plaza North, an office building occupied by NYC Department of Transportation, NYC Department of Education, and NYS Department of Transportation.

In the SSD, there are public or utility properties owned by Con Edison, the NYC Department of Cultural Affairs, MTA/LIRR, NYC Department of Transportation, and Amtrak.

6. TRANSPORTATION

Long Island City is a centrally located major transit hub for New York City, and is easily accessed by subway, rail, bus, tunnel, bridge, and ferry. Queens Plaza is served by the 7, N, and Q subway lines at Queensboro Plaza station and by the E, M, and R subway lines at Queens Plaza station. Jackson Avenue is served by the Queens Plaza station and by the Court Square-Long Island City / 23rd St-Ely Ave station, which serves as a major transfer point between the 7, the G, and the E and M subway lines, the 21st Street station, which is served by the G subway line, and the Vernon Boulevard-Jackson Avenue station near the southern intersection of both Jackson Avenue and Vernon Boulevard, which is served by the 7 subway line. Twelve bus lines service the area, 9 of which originate in the District. The Queensboro Bridge touches down on Queens Plaza, the Pulaski Bridge from Brooklyn touches down at Jackson Avenue, and the Queens-Midtown Tunnel, Long Island Expressway, and Triboro Bridge are all easily reached from the District. The Sunnyside Yards, Amtrak tracks, and MTA Long Island Railroad tracks are all adjacent to the District. Construction of the MTA's East Side Access project will be completed within several years at Dutch Kills, and an intermodal LIRR station over the Sunnyside Yards with a gatehouse within or adjacent to the District is planned for within the next ten years as part of the project. NYC Bike Share and bike lanes have been added to both parts of the BID, and ferry service on the East River has also increased transportation options.

III. PROPOSED SERVICES

A. DESCRIPTION OF SERVICES

The services to be provided pursuant to this Amended District Plan (the “Services”) shall include any Services required for the enjoyment, protection, and general welfare of the public, the promotion, and enhancement of the District, and to meet needs identified by members of the District. The Services shall not take the place of, but supplement those services provided by the City on a citywide basis. The Services shall be performed under the direction of the Queens Plaza / Court Square District Management Association d/b/a Long Island City District Management Association (hereinafter, the “DMA”). Services may be differentiated between the two sub-districts, reflecting the different needs of each.

1. STREET MAINTENANCE

The DMA Maintenance Program may be carried out in-house or it may be contracted out. The Program may include, but shall not be limited to: manual sweeping and cleaning of sidewalks, curbs and gutters, emptying of pedestrian trash receptacles, maintenance of street trees and tree pits, and snow removal at bus shelters and crosswalks. Special attention is expected to be paid to problems of over-flowing trash receptacles, loose windswept trash items that accumulate on sidewalks and in the street, trash bags awaiting pick-up being ripped open, and sanitation problems that occur throughout the early hours of the business day. Posters are expected to be removed; catch basins will receive special attention. Close coordination will be maintained with the New York City Department of Sanitation, the local Community Boards, and with private carters. Additionally, landscaped areas, including tree pits and planted traffic medians, are expected to be maintained, with trash being removed, topsoil and mulch replaced when necessary, and leaves and branches appropriately trimmed. Also, as revenues allow, the Program is expected to include the removal of graffiti from all street furniture

and public surfaces, and with the permission of affected building owners, from building walls, security gates, and other privately-owned surfaces. The Program will complement, but will not replace, City Sanitation services.

The significant public improvements along Queens Plaza, at Dutch Kills Green and along Jackson Avenue made in 2012 by the NYC EDC are to be maintained pursuant to the 2012 agreement in part by the BID, and in part by the NYC Department of Parks and Recreation with contributions from the BID.

2. SECURITY

At such time as a uniformed supplemental security program is warranted in either Sub-district, it may be carried out in-house or it may be contracted out. The Program may include, but shall not be limited to, walking foot patrols, stationary positioned officers, walkie-talkie communications with other personnel, recording and reporting instances of suspicious activity, creating a uniformed physical presence to deter criminal or misdemeanor activity, submitting weekly log sheets, surveillance of the District, and direct communication with the 114th and 108th Police Precincts. Special attention will be paid to persons suspected of engaging in activities of prostitution, drug dealing, and graffiti writing. Close coordination will always be maintained with the New York Police Department, and with the local Community Boards.

Any such Program will include such equipment as is required to deliver the services. The Program may include such other security services as are required from time to time to achieve a safe and secure environment. The Program will complement, but will not replace, New York Police Department services.

3. MARKETING AND PROMOTIONS

A Marketing and Promotion Program for the District, including joint advertising, special events, banners, brochures, and publications, may be carried out. The purpose of

the Program will be to increase business activity for all retailers and businesses within the District and to promote awareness of local businesses and increase the profile of the BID community. Some programs may be targeted to one Sub-district or the other, as need and opportunity arises.

4. ADMINISTRATION

Administration of the District is expected to be performed by a salaried staff (the “Staff”) which may include an Executive Director, clerical and bookkeeping support, other special staff and/or consultants that the Board of Directors may, from time to time, deem necessary or shall be contracted out to the area local development corporation. The Executive Director will oversee District Services and Improvements, hereinafter defined, including the Sidewalk and Street Maintenance Program, the Security Services Program, and Marketing and Promotions Program as directed by the DMA Board of Directors for the benefit of the District constituents. In addition, the Executive Director will serve as ombudsman or spokesperson for the BID owners and tenants collectively and individually. Administrative expenses also may include office rental, utility services, equipment, supplies and insurance, mailings to owners and tenants, and newsletters. Legal and accounting services are expected to be contracted on an as-needed basis. When possible, in-kind services will be used.

5. ADDITIONAL SERVICES

Subject to any approvals and controls that may be required by a City agency having jurisdiction thereof, and in addition to the approval of the Board of Directors of the DMA, in subsequent years, the District may provide such additional services as are permitted by law.

B. IMPLEMENTATION

The DMA will provide the Services through a contract with the New York City Department of Small Business Services (“SBS”) or any successor City agency (the “SBS Contract”). References to the “contract year” are intended to apply to the period of months corresponding to the City’s fiscal year which runs from July 1st through June 30th of the following year (hereinafter “Contract Year”).

B. GENERAL PROVISIONS

1. All Services shall be in addition to (and not in substitution for) required and customary municipal services provided by the City on a citywide basis. Benchmarks for existing City services will be developed and monitored by the DMA.

2. All Services need not be performed in every Contract Year.

3. The staff and/or subcontractors of the DMA may render such administrative services as are needed to support performance of the Services.

4. In the event that in any given Contract Year, the Sources of Funding, as hereinafter described, do not produce revenues equal to the Total Annual Budget Amount as hereinafter defined for such contract year, the DMA may, subject to the Contract, forego providing one or more or all Services in order to have revenues sufficient to pay debt services required in the Budget (as hereinafter defined) for the Contract Year.

IV. PROPOSED IMPROVEMENTS

A. IMPROVEMENTS

The improvements (the “Improvements”) to be provided pursuant to this Amended District Plan may include, but are not limited to, the following, provided that any Improvements that require review and approval by an appropriate City Agency shall

be submitted to that City Agency and to the affected community board prior to undertaking any Improvement.

1. Sidewalk amenities to identify, enhance and beautify the District, including without limitation, the following proposals:
 - a. Sidewalk plantings, trees, shrubs and flowers in tubs and at grade.
 - b. Sidewalk logos and plaques identifying the area of the BID as the BID
2. Street and sidewalk amenities to improve pedestrian circulation and safety, which may include, without limitation, the following:
 - a. Information boards and kiosks
 - b. Pedestrian crossing enhancements
 - c. Identification of nearby sights and landmarks

B. IMPLEMENTATION SCHEDULE

The Improvements may be implemented on an as-needed basis.

C. GENERAL PROVISIONS

1. All Improvements shall be in addition to and not in substitution for required and customary municipal improvements provided by the city on a citywide basis, benchmarks for which are presently being studied and recorded.
2. The staff and/or subcontractors of the DMA may render such administrative services as are needed to support installation of the Improvements.

V. PROPOSED SOURCES OF FUNDING

A. SOURCES OF FUNDING GENERAL

The proposed sources of funding for all (i) Services, (ii) Improvements, (iii) Proceeds arising from indebtedness as permitted pursuant to paragraph D herein below, and (iv) Administrative costs necessary to support the program contemplated under this

Amended District Plan shall be the sources of funding described in paragraphs B through F (inclusive). Subject to requirements of the Law, the DMA may apply all monies derived from the sources of funding permitted herein to fund any expenditure permitted under this Amended District Plan.

B. SOURCES OF FUNDING: ASSESSMENTS

The DMA shall enter into the SBS Contract for the purpose of having the City levy and collect and disburse to the DMA, assessments with respect to the benefited properties. Such assessments, as described herein below, shall be defined as “Assessments.”

1. GENERAL

To defray the cost of Services and Improvements in the District as herein before described all real property in the District shall be assessed in proportion to the benefit such property receives from the Services and Improvements. Each property shall be assessed an amount, that when totaled together with amounts for other properties in the District shall yield an amount sufficient to meet the District’s annual budget as determined by the DMA.

The amounts exclusive of debt service, assessed and levied in a given year against the benefited properties, as assessments, may not exceed 20% of the total general taxes levied in that year against the general properties.

2. SPECIFIC FORMULA

All properties as classified in the most recent New York City tax rolls and as described in the BID Classes will be assessed based on the formulae specified below for each applicable BID Class in each sub-district. In order to reflect the relationship amongst the many variables, the following defines how each rate is determined for each class.

Foot Frontage Definitions:

For the purposes of the formulae below, the following definitions of foot frontage apply:

a. North Sub-District

For the purposes of the following formulae, the Total NSD linear foot frontage (“FF”) includes the linear foot frontage of the ground floor of all NSD Class A and B properties (as defined below) and an additional 50% of the linear foot frontage for each floor or part thereof of commercial use above the ground floor in a NSD Class B property on the block fronts serviced by the BID included in the NSD (“Total NSD FF”).

b. South Sub-District

For the purposes of the following formulae, the Total SSD FF includes the linear foot frontage of the ground floor of all SSD Class A and B properties (as defined below) and an additional 50% of the linear foot frontage for each floor or part thereof of commercial use above the ground floor in a SSD Class B property on the block fronts serviced by the BID included in the SSD (“Total SSD FF”).

Assessment Formulae:

Assessed Value (AV) Rates will apply to the NSD and SSD properties as follows:

NSD Class A AV Rate =

$$[(TOTAL\ BUDGET - NSD\ CLASS\ C\ SUM) \times 60\%] / TOTAL\ NSD\ CLASS\ A\ AV$$

SSD Class A AV Rate =

$$[(TOTAL\ BUDGET - SSD\ CLASS\ C\ SUM)] \times 30\% / TOTAL\ SSD\ CLASS\ A\ AV$$

Front Footage (FF) Rates will apply to the NSD and SSD properties as follows:

NSD Class A and NSD Class B FF Rate =

$$[(TOTAL\ BUDGET - NSD\ CLASS\ C\ SUM)] \times 40\% / TOTAL\ NSD\ FF$$

SSD Class A and SSD Class B FF Rate =

$$[(TOTAL\ BUDGET - SSD\ CLASS\ C\ SUM)] \times 70\% / TOTAL\ SSD\ FF$$

CLASS A PROPERTY – COMMERCIAL, INDUSTRIAL, COMMERCIAL PARKING,
VACANT AND UNDEVELOPED LAND

All properties in whole devoted to commercial, industrial, or commercial parking uses, including vacant and undeveloped land, shall constitute Class A property and shall be assessed by assessed valuation (“AV”) and linear front footage in the service area. Vacant and undeveloped properties may be reclassified upon issuance of a temporary certificate of occupancy from the Department of Buildings and be assessed in the same manner as defined within the appropriate classes and formulae.

NSD Class A properties shall be assessed as follows:

Individual Assessment =

$$(NSD\ CLASS\ A\ AV\ RATE \times INDIVIDUAL\ ACTUAL\ AV) + (NSD\ CLASS\ A\ FF\ RATE \\ \times INDIVIDUAL\ FF)$$

SSD Class A properties shall be assessed as follows:

Individual Assessment =

$$(SSD\ CLASS\ A\ AV\ RATE \times INDIVIDUAL\ ACTUAL\ AV) + (SSD\ CLASS\ A\ FF\ RATE \\ \times INDIVIDUAL\ FF)$$

CLASS B PROPERTY – MIXED USE

All properties with single tax lots containing both residential and commercial uses in the NSD and SSD shall be classified as Class B and assessed using only linear front footage on the service block fronts. Mixed Use properties in the NSD will be assessed using the NSD FF Rate as defined above; and Mixed Use properties in the SSD will be assessed using the SSD FF Rate as defined above. For properties with additional floors of commercial use above the ground floor, frontage will be added to the property's total linear foot frontage in an amount equal to 50% of the ground floor linear foot frontage for each additional floor.

NSD Class B properties shall be assessed as follows:

Individual Assessment =

$$(NSD\ FF\ RATE \times INDIVIDUAL\ FF)$$

SSD Class B properties shall be assessed as follows:

Individual Assessment =

$$(SSD\ FF\ RATE \times INDIVIDUAL\ FF)$$

CLASS C PROPERTY – RESIDENTIAL

All properties, including residential condominium units and residential parking lots, devoted in whole to residential uses in the NSD and SSD shall be classified as Class C, and shall be assessed at a nominal rate of \$1.00 per annum.

CLASS D – NOT-FOR-PROFIT AND GOVERNMENT

Not-For-Profit and Government owned property in both the NSD and SSD devoted in whole to public or not-for-profit use shall be classified as Class D and be exempt from assessment. Not-For-Profit or Government owned property devoted in part to commercial uses shall be assigned to the appropriate class and the proportion of the property devoted to for-profit uses shall be assessed in the same manner as defined within the appropriate class description and assessment formulae.

C. SOURCES OF FUNDING: GRANTS AND DONATIONS

The DMA may accept grants and donations from private institutions, the City, other public and private entities and individuals, and other not-for-profit organizations.

D. SOURCE OF FUNDING: BORROWING

1. Subject to subparagraphs 2 and 3 immediately herein below, and any other applicable laws, regulations or contractual provisions, the DMA may borrow money from private lending institutions, the City, other public and private entities or individuals and other not-for-profit organizations for the purpose of funding operations or improvements.

2. The use of monies received by the DMA from the City or from any other public entity, whether in the form of a grant or as proceeds from a loan, shall be subject to (i) all statutory requirements applicable to the expenditure and use of such monies, and (ii) any contractual requirements imposed by the City (whether pursuant to the SBS Contract, Other Contracts or otherwise) or by any other public entity, as the case may be.

3. Any loans which the DMA may enter into as borrower shall be subject to Section VI of this Amended District Plan.

E. SOURCE OF FUNDING: CHARGES FOR USER RIGHTS

Subject to the approval and control of the appropriate City Agency, the DMA may, in accordance with Section IX of this Amended District Plan, impose charges as

consideration for the sub-granting or sub-licensing of User Rights (hereinafter defined) as such charges and User Rights are described in Section IX of this Amended District Plan.

F. SOURCE OF FUNDING: OTHER

The DMA may derive revenues from any other sources of funding not heretofore mentioned and which are permitted by law.

G. ASSIGNMENT OF FUNDING

The DMA may assign revenues from the sources of funding described in paragraphs B, C, D, E, and F of this Section V for the purpose of securing loans which the DMA may enter in pursuant to paragraph D of this Section V, provided such assignments are subject to the requirements of Section VI of this Amended District Plan.

VI. PROPOSED EXPENDITURES: ANNUAL BUDGETS

A. TOTAL ANNUAL EXPENDITURES AND MAXIMUM COST OF IMPROVEMENTS

The maximum total and annual amount, as proposed to be expended by the DMA in any Contract Year, shall not be greater than the aggregate amount of all monies which the DMA may collect for the Contract Year in question from all funding sources permitted under Section V of this Amended District Plan. The North Sub-District and South Sub-District, as described in Section I of this Amended District Plan, have unique needs and will have separate sub-budgets. The two sub-districts' budgets will then combine into one budget for the entire District. The below table shows the maximum amount proposed to be expended by the DMA for the first Contract Year for which this Amended District Plan applies:

Contract Year One

Annual Maximum Budget of North Sub-District	Annual Maximum Budget of South Sub-District	Annual Budget of Entire District
\$450,000	\$350,000	\$800,000

During the existence of this BID, the maximum cost of the Improvements, if any, will not exceed \$8,000,000.

B. ANNUAL BUDGET – NORTH SUB-DISTRICT

FIRST YEAR BUDGET

It is estimated that the annualized budget of proposed expenditures to be made during the first Contract Year of this Amended District Plan shall be as follows:

a. SERVICES

i. Maintenance/Sanitation	\$155,000
ii. Maintenance of Public Improvements	\$151,000
iii. Ambassador	\$ 20,000
iv. Marketing/Promotions	\$ 86,000
b. <u>Administration</u>	\$ 38,000
<u>TOTAL FIRST YEAR BUDGET</u>	<u>\$450,000</u>

NOTE: The NSD has built up a sufficient contingency reserve so that it is not part of the annual budget.

C. ANNUAL BUDGET – SOUTH SUB-DISTRICT

FIRST YEAR BUDGET

It is estimated that the annualized budget of proposed expenditures to be made during the first Contract Year of this Amended District Plan shall be as follows:

a. SERVICES

i. Maintenance/Sanitation	\$156,550
ii. Placemaking	\$103,450
iii. Marketing	\$40,000
b. <u>Administration</u>	\$35,000
c. <u>Contingency</u>	\$15,000
<u>TOTAL FIRST YEAR BUDGET</u>	<u>\$350,000</u>

D. SUBSEQUENT BUDGETS

The DMA shall establish for each Contract Year after the first Contract Year, a proposed budget of Contract Year’s expenditures. Such proposed budgets shall (with respect to the Contract Years to which they respectively apply): (i) reasonably itemize the purposes for which assessment monies are proposed to be expended by the DMA; (ii) specify the amount, if any, proposed to be expended by the DMA for debt service; and (iii) set forth the total assessment amount to be expended (the “Total Annual Budget Amount”). A proposed assessment budget, whether for the First Contract Year or for a subsequent Contract Year shall be referred to as a “Budget.”

Any increase in the amount to be expended annually for improvements and services shall be adopted by local law.

E. GENERAL PROVISIONS

1. The DMA shall make no expenditure of assessment monies other than in accordance with and pursuant to: (i) a Budget for which a Total Annual Budget Amount has been approved with the City and the Directors of the DMA; (ii) any provisions in the SBS Contract providing for the satisfaction of outstanding obligations of the DMA; or

(iii) any provisions in the SBS Contract provided in the Budget for, but expended in, a previous Contract Year.

2. The Total Annual Budget Amount shall not exceed the maximum total and annual amount which the DMA may expend for the Contract Year in question pursuant to paragraph A of this Section VI.

3. The Total Annual Budget Amount shall not be less than the amount needed to satisfy its debt service obligations for the Contract Year in question.

4. Subject to the DMA's need to satisfy its debt service obligations for the Contract Year in question, the DMA may revise the budget accordingly.

5. In the event that in any given Contract Year the sources of funding do not in the aggregate produce revenues equal to the Total Annual Budget amount for such Contract Year, the DMA may, subject to the SBS Contract, forego some or all of the non-debt service expenditures as are provided for the Budget in question in order to have revenues sufficient to pay the debt service provided for in such Budget.

6. In the event the DMA needs to reallocate its non-debt service expenditures for the Contract Year in question, and provided further, that any debt service has been provided for, the DMA may revise the itemizations within any Budget to accomplish such goal.

VII. BENEFITED PROPERTIES

The provision of Services and Improvements shall benefit all properties within the District (the "Benefited Properties"). The Benefited Properties are described by the District Map (Appendix A) and tax block and lots indicated in Appendix C herein below.

VIII. DISTRICT MANAGEMENT ASSOCIATION

The DMA established for the BID was incorporated under Section 402 of the New York State Not-for-Profit Corporation Law. The DMA is organized for the purpose of executing the responsibilities of a DMA as set forth in the law. Furthermore, the DMA carries out the activities prescribed in this Amended District Plan and shall promote and support the District.

The DMA is organized exclusively for charitable and education purposes as specified in Section 501 (c) of the Internal Revenue Code of 1954, as amended.

The DMA has four classes of voting membership and one class of non-voting membership. The voting classes are composed of: (i) owners of record of real property located within the District; (ii) commercial tenants leasing space within the District; (iii) residential tenants leasing space within the District; and (iv) public representatives. The non-voting class shall include community board representatives and may include others with an interest in the welfare of the District.

Each voting class elects members to the Board of Directors in the manner prescribed by the bylaws of the Corporation. The Board of Directors includes the representatives of owners of record of real property located within the District (which shall constitute a majority of the board), representatives of both commercial and residential tenants (including proprietary leases) leasing space in buildings within the District and one member appointed by each of the following public officials: the Mayor of the City, the Comptroller of the City, the Borough President of Queens; and the City Council member who represents the District or, if more than one City Council member represents a portion of the District, by appointment of the Speaker of the City Council. The community Board Chairperson or designated representative shall serve in a non-voting capacity.

IX. USER RIGHTS

A. USER RIGHTS: GENERAL

The DMA may undertake or permit commercial activities or other private uses of the streets or other parts of the District in which the City has any real property interests (the “User Rights”), provided, however, that the User Rights to be so undertaken or permitted by the DMA shall have been: (i) set forth in this Amended District Plan or authorized for licensing or granting by the City Council, and / or (ii) licensed or granted to the DMA by the City, pursuant to the Contract and / or (iii) authorized by the appropriate City Agency having jurisdiction thereof. Once so granted or licensed, the User Right(s) in question shall be undertaken or permitted by the DMA in such a manner as to conform to the requirements, if any, set forth in this Amended District Plan, or the aforesaid Local Law with respect to User Right(s), and conform to the requirements authorized by the appropriate City Agency having jurisdiction thereof. Such requirements may include but shall not be limited to: (i) requirements as to what consideration the DMA shall pay to the City for the grant and/or license in question; (ii) requirements as to whether and how the DMA may permit other persons to undertake the User Right(s) in question pursuant to a sub-grant or sub-license; (iii) requirements as to what charges the DMA may impose upon other persons as consideration for such sub-grant or sub-license; and (iv) requirements as the general regulation of the User Right(s) by whomsoever undertaken.

B. USER RIGHTS: PROPOSED

Subject to the approval and control of the appropriate City Agency and/or subject to any requirements set forth by the City, the DMA may undertake or permit the following User Rights, subject to the requirements set forth in Section X, such as:

information and promotion kiosks, newsstands and news boxes.

X. REGULATIONS

A. The rules and regulations proposed governing the operation of the District and the provision of Services and Improvements by the DMA (“the Regulations”) are set forth herein below.

1. The DMA shall obligate itself to provide the Services and Improvements pursuant to the SBS Contract or other contracts into which both the DMA and the City shall enter (“Other Contracts”). The City shall, pursuant to the terms, conditions and requirements of the SBS Contract or any other Contracts, levy, collect and disburse to the DMA the assessments. Such disbursements shall be made in accordance with general procedures for the payment of other City expenditures.

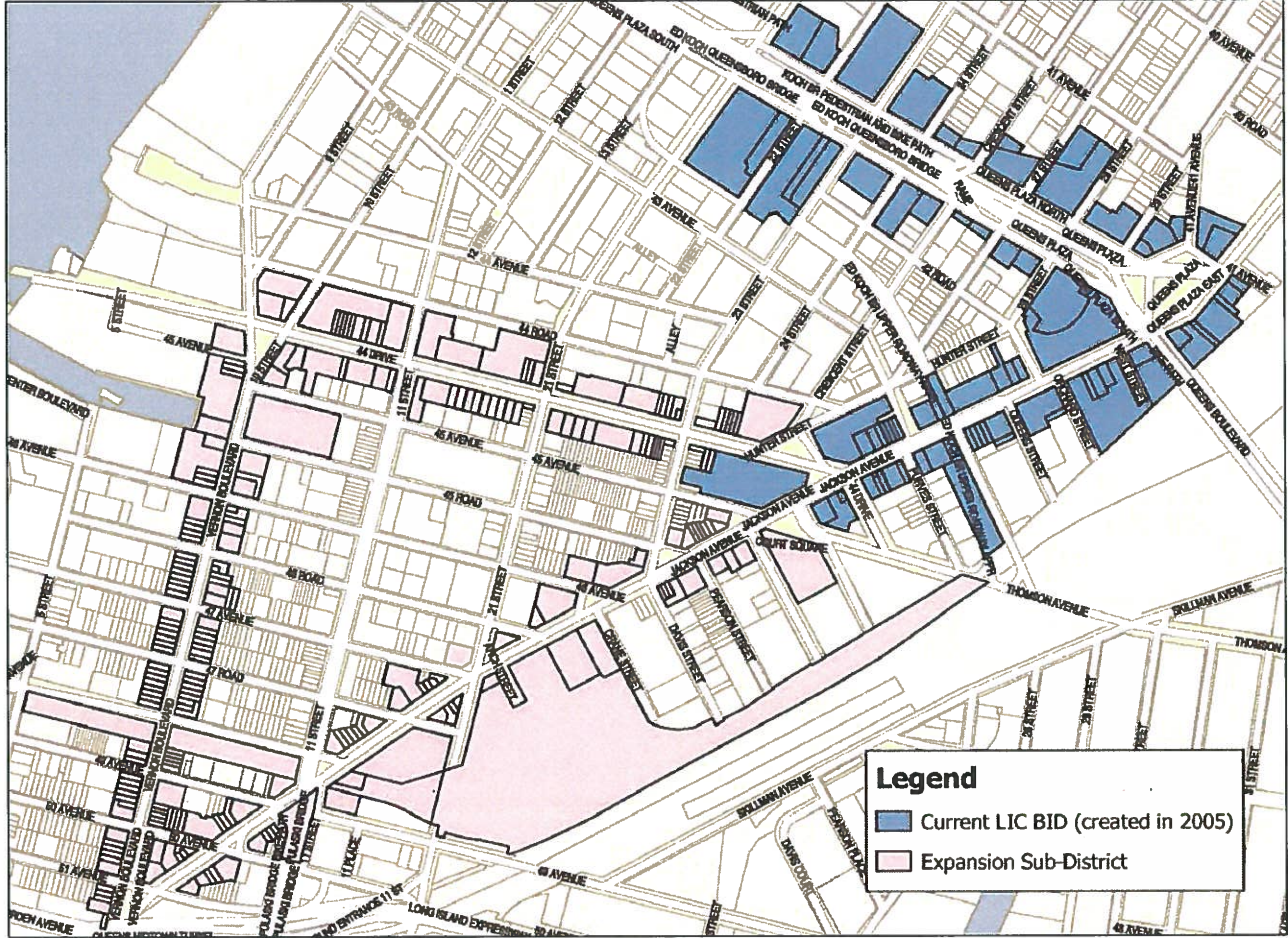
2. The DMA shall comply with all terms, conditions and requirements (i) elsewhere set forth in this Amended District Plan, and (ii) to be set forth in the SBS Contract and in Other Contracts, and (iii) shall comply with all terms, conditions and requirements set forth by the appropriate City Agency which is required to give its approval.

3. The DMA shall let any sub-contracts that it intends to enter into in connection with providing the Services and/or the Improvements in accordance with the SBS Contract and applicable law and policies.

XI. GLOSSARY OF TERMS

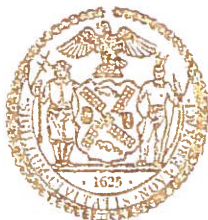
<u>TERMS</u>	<u>DEFINITION BY LOCATION</u>
Assessments	V(B)
Benefited Properties	VII
Budget	VI(B)(1)
City	I
District	I
District Management Association (DMA)	VIII
District Map	I
Improvements	IV(A)
Law	I
Plan	I
Services	III(A)
Total Annual Budget	VI(B)(1)
User Rights	IX
Regulations	X

EXHIBIT A
DISTRICT MAP



APPENDIX B

MAYOR'S AUTHORIZATION FOR THE PREPARATION OF AMENDED
DISTRICT PLAN



THE CITY OF NEW YORK
OFFICE OF THE MAYOR
NEW YORK, N. Y. 10007

April 28, 2016

Mr. Gregg Bishop
Commissioner
Department of Small Business Services
110 William Street, 7th Floor
New York, NY 10038

Dear Commissioner Bishop:

Pursuant to Section 25-405(a) of the Administrative Code of the City of New York, I hereby authorize the preparation of an amended district plan for the expansion of the Queens Plaza/Court Square Business Improvement District (BID), located in Long Island City in the Borough of Queens.

Current Boundaries:	Properties along Jackson Avenue on both sides of the street from 45 th Avenue/Thomson Avenue (Court Square) north to Queens Plaza, and along Queens Plaza North and Queens Plaza South from Northern Boulevard/Jackson Avenue to 21 st Street.
Proposed Expansion:	Maintaining the current boundaries while generally extending in a triangular form southwest along Jackson Avenue to Vernon Boulevard, north along Vernon Boulevard to 44 th Drive, and east along 44 th Drive to Jackson Avenue.
Sponsor Organization:	Long Island City Partnership

The Department of Small Business Services shall prepare the District Plan pursuant to authority granted by Section 25-405(a) of this law. The authorization shall take effect immediately.

Sincerely,

Bill de Blasio
Mayor

cc: Melissa Mark-Viverito, Speaker of the City Council
Julissa Ferreras-Copeland, Chair of the City Council Finance Committee
Melinda Katz, Queens Borough President
Members of the New York City Council
Alicia Glen, Deputy Mayor for Housing and Economic Development
Jackie Mallon, First Deputy Commissioner, Department of Small Business Services
Michael Blaise Backer, Deputy Commissioner, Department of Small Business Services
James Metham, Assistant Deputy Commissioner, Department of Small Business Services
Warren Gardiner, Director of Intergovernmental Affairs, Department of Small Business Services
Kris Goddard, Executive Director, Department of Small Business Services
Jennifer Kitson, BID Program Director, Department of Small Business Services

APPENDIX C

BENEFITTED PROPERTIES BY SUBDISTRICT

SUB-DISTRICT	BLOCK	LOT	STREET ADDRESS	OWNER	CLASS
NSD	79	30	25-01 JACKSON AVENUE	WATERBRIDGE COURT SQU	A
NSD	81	5	27-10 JACKSON AVENUE	W B WERWAISS REALTY L	A
NSD	81	6	25-36 JACKSON AVENUE	W B WERWAISS REALTY L	A
NSD	81	9	28-24 JACKSON AVENUE	JACKSON 2524 LLC	A
NSD	239	6	30-25 QUEENS BOULEVARD	PALMANA REALTY CORP	A
NSD	239	7	29-00 QUEENS PLAZA EAST	ZAND DEVELOPMENT LLC	A
NSD	239	12	29-14 QUEENS PLAZA EAST	PALMANA REALTY CORP	A
NSD	239	13	29-26 QUEENS PLAZA EAST	QSB NORTHERN LLC	A
NSD	239	23	30-02 NORTHERN BOULEVARD	LARGA VISTA QP 41ST L	A
NSD	263	9	JACKSON AVENUE	LIC DEVELOPMENT OWNER	A
NSD	264	1	42-16 WEST STREET	LIC DEVELOPMENT OWNER	A
NSD	264	17	28-24 ORCHARD STREET	LIC DEVELOPMENT OWNER	A
NSD	265	13	43-01 QUEENS STREET	BLDG ORCHARD LLC	A
NSD	266	18	27-20 JACKSON AVENUE	27-20 JACKSON L.L.C.	A
NSD	266	19	27-22 JACKSON AVENUE	BEARDSLEE TRANSMISSIO	A
NSD	266	20	27-24 JACKSON AVENUE	22 RT HOLDINGS LLC	A
NSD	266	21	27-26 JACKSON AVENUE	27-26 JACKSON AVENUE	A
NSD	266	22	27-34 JACKSON AVENUE	C A B MGMT CP	A
NSD	266	26	43-12 QUEENS STREET	1214 QST LLC	A
NSD	266	27	43-14 QUEENS STREET	1214 QST LLC	A
NSD	267	21	26-32 JACKSON AVENUE	B AND G ASSOCIATES	A
NSD	267	25	26-46 JACKSON AVENUE	DEPT OF TRANSPORTATIO	D
NSD	267	1201	26-26 JACKSON AVENUE	CROSTOWN LIMO REALTY	A
NSD	268	11	26-04 JACKSON AVENUE	JADIDIAN PHYLLIS	B
NSD	268	13	26-08 JACKSON AVENUE	JADIDIAN, MASSOUD	A
NSD	268	15	26-14 JACKSON AVENUE	JACKSON AVE OWNER LLC	B
NSD	268	18	26-20 JACKSON AVENUE	L & L BOND STREET,	A
NSD	403	9		QUEENS PLAZA PARK DEV	A
NSD	403	10		QUEENS PLAZA PARK DEV	A
NSD	403	11		QUEENS PLAZA PARK DEV	A
NSD	411	1	21-15 21 STREET	QPN 1 LLC	A
NSD	412	1	22-09 QUEENS PLAZA NORTH	PEC REALTY CORP.	A
NSD	413	2	41-50 24 STREET	24TH STREET LIC LLC	A
NSD	414	5	24-01 QUEENS PLAZA NORTH	CIAMPA REALTY LLC	A
NSD	414	1001	24-15 QUEENS PLAZA NORTH		A
NSD	414	1002	24-15 QUEENS PLAZA NORTH		A
NSD	415	4	25-01 QUEENS PLAZA NORTH	FALIDAS ASSOCIATES	A
NSD	416	10	27-01 QUEENS PLAZA NORTH	BRAUSE PLAZA NORTH LL	A
NSD	416	21	41-21 27 STREET	METROPOLITAN LIFE INS	A
NSD	417	2	41-43 28 STREET	DCAS/DEPARTMENT OF ED	D
NSD	418	5	29-09 QUEENS PLAZA NORTH	29-09 QUEENS PLAZA NO	A
NSD	418	7	29-07 QUEENS PLAZA NORTH	GRANITE QUEENS PLAZA	B
NSD	418	24	29-21 41 AVENUE	CVR HOTEL LLC	A
NSD	420	1	28-10 QUEENS PLAZA SOUTH	NEW YORK CITY ECONOMI	D
NSD	420	1001	42-01 28 STREET	HR GOTHAM TOWER LP	A
NSD	420	1002	42-01 28 STREET		A
NSD	421	17	QUEENS PLAZA SOUTH	DEPT OF TRANSPORTATIO	D
NSD	422	9	27-02 QUEENS PLAZA SOUTH	27-00 QUEENS PLAZA SO	A
NSD	422	21	27-14 QUEENS PLAZA SOUTH	QUEENS PLAZA 2714 LL	A
NSD	423	5	42-15 CRESCENT STREET	42-15 CRESENT STREET	A
NSD	423	11	25-02 QUEENS PLAZA SOUTH	25-02 LLC	A
NSD	423	23	42-02 27 STREET	27 STREET LLC	A
NSD	424	1	24-02 QUEENS PLAZA SOUTH	FORCHU ROCK LLC	A

APPENDIX C

BENEFITTED PROPERTIES BY SUBDISTRICT

SUB-DISTRICT	BLOCK	LOT	STREET ADDRESS	OWNER	CLASS
NSD	424	19	24-16 QUEENS PLAZA SOUTH	MAAMIN PROPERTIES, LL	A
NSD	425	5	23-10 QUEENS PLAZA SOUTH	QPS 23-10 DEVELOPMENT	A
NSD	426	10	42-25 22 STREET	DEPT OF TRANSPORTATIO	D
NSD	426	50	22 ROAD	DEPT OF TRANSPORTATIO	D
NSD	426	71	QUEENS PLAZA SOUTH	DEPT OF TRANSPORTATIO	D
NSD	426	75	42-02 23 STREET	KAUFMAN, JONATHAN	A
NSD	427	27	42-25 21 STREET	BRIDGE PLAZA ASSOCIAT	A
NSD	427	45	QUEENS PLAZA NORTH	DEPT OF TRANSPORTATIO	D
NSD	427	60	42-02 22 STREET	BRIDGE PLAZA ASSOCIAT	A
NSD	432	1	27-55 JACKSON AVENUE	NZDCKNS LLC	A
NSD	432	3	27-51 JACKSON AVENUE	JACKSON BOUNTY, LLC	A
NSD	432	5	27-45 JACKSON AVENUE	27-45 JACKSON AVENUE	A
NSD	432	8	27-35 JACKSON AVENUE	27-35 JACKSON AVENUE	A
NSD	432	18	JACKSON AVENUE	DEPT OF TRANSPORTATIO	D
NSD	432	21	27-01 JACKSON AVENUE	2701 JACKSON AVENUE L	A
NSD	432	29	HUNTER STREET	ALYCE M COLEMAN	A
NSD	433	1	26-27 JACKSON AVENUE	2627 REALTY CORP	A
NSD	433	2	26-25 JACKSON AVENUE	26-25 JACKSON AVENUE	B
NSD	433	3	26-23 JACKSON AVENUE	MARIA KUI	B
NSD	433	4	26-21 JACKSON AVENUE	26-25 JACKSON AVENUE	B
NSD	433	5	26-19 JACKSON AVENUE	26-19 JACKSON L.L.C.	A
NSD	433	6	26-15 JACKSON AVENUE	26-15 JACKSON, LLC	A
NSD	433	8	26-11 JACKSON AVENUE	26 JACKSON AVENUE LLC	A
NSD	433	31	43-25 HUNTER STREET	43-25 HUNTER II LLC	A
SSD	24	1	44-64 45 AVENUE	QUEENBEA 44-68 LLC	A
SSD	25	1	45-10 VERNON BOULEVARD	JERIST REALTY CORP	A
SSD	25	9	45-08 VERNON BOULEVARD	45-08 VERNON BLVD LLC	B
SSD	25	10	45-06 VERNON BOULEVARD		B
SSD	25	11	45-04 VERNON BOULEVARD	DRAGON LAND REALTY	B
SSD	26	1	45-58 VERNON BOULEVARD	VERNON REALTY CORP	B
SSD	26	2	45-44 VERNON BOULEVARD	MEIR NEWMAN LLC	B
SSD	26	3	45-42 VERNON BOULEVARD	45-42 VERNON BOULEVARD	C
SSD	26	4	45-40 VERNON BOULEVARD	CSC 4540 PROPERTY CO,	A
SSD	26	8	45-28 VERNON BOULEVARD	J. B. WOLF AND SON,	A
SSD	26	10	45-24 VERNON BOULEVARD	QUEENBEA 45-28 LLC	A
SSD	27	1	46-18 VERNON BOULEVARD	TERIA, LLC	B
SSD	27	2	46-16 VERNON BOULEVARD	PLASTIC CENTER INC	A
SSD	27	3	46-14 VERNON BOULEVARD	46-14 VERNON BOULEVARD	C
SSD	27	4	46-12 VERNON BOULEVARD	46-12 VERNON BOULEVARD	C
SSD	27	46	46-04 VERNON BOULEVARD	46-02 VERNON BOULEVAR	A
SSD	28	1	46-46 VERNON BOULEVARD	PLASTIC CENTER INC	B
SSD	28	2	46-44 VERNON BOULEVARD	PLASTIC CENTER INC	B
SSD	28	3	46-42 VERNON BOULEVARD	MANGILIANO, THOMAS	B
SSD	28	4	46-40 VERNON BOULEVARD	46-40 VERNON BOULEVARD	C
SSD	28	45	46-28 VERNON BOULEVARD	SALA REALTY LLC	B
SSD	28	46	46-30 VERNON BOULEVARD	JOSEPH NARGENTINO/JOS	A
SSD	28	47	46-32 VERNON BOULEVARD	46-32 VERNON BOULEVARD	C
SSD	28	48	46-36 VERNON BOULEVARD	VINCENZO CERBONE REVO	B
SSD	29	1	47-18 VERNON BOULEVARD	ANZALONE, ANDREW	B
SSD	29	2	47-16 VERNON BOULEVARD	ANZALONE, ANDREW	B
SSD	29	3	47-14 VERNON BOULEVARD	MARIA EVANGELISTA	B
SSD	29	4	47-12 VERNON BOULEVARD	RODI, PAOLA	B
SSD	29	46	47-04 VERNON BOULEVARD	JC VERNON CORP	B

APPENDIX C

BENEFITTED PROPERTIES BY SUBDISTRICT

SUB-DISTRICT	BLOCK	LOT	STREET ADDRESS	OWNER	CLASS
SSD	29	47	47-08 VERNON BOULEVARD	47-08 VERNON BOULEVARD	C
SSD	29	48	47-10 VERNON BOULEVARD	47-10 VERNON BOULEVARD	B
SSD	30	1	47-46 VERNON BOULEVARD	GREAGHFARNA CORP	A
SSD	30	2	47-44 VERNON BOULEVARD	VERNON WALKUP CORP	B
SSD	30	3	47-42 VERNON BOULEVARD	NARDONE PROPERTIES, L	B
SSD	30	4	47-38 VERNON BOULEVARD	THE HOWARD HOUSE LLC	B
SSD	30	46	47-28 VERNON BOULEVARD	PATRICIA DOOLING	B
SSD	30	47	47-30 VERNON BOULEVARD	LIC BUILDING I, LLC	B
SSD	30	48	47-34 VERNON BOULEVARD	47-34 VERNON BOULEVARD	C
SSD	30	49	47-36 VERNON BOULEVARD	MANDY LLC	B
SSD	31	1	48-20 VERNON BOULEVARD	ANNA EVANGELISTA, TRU	B
SSD	31	2	48-18 VERNON BOULEVARD	BENEDETTO CICILLINI	B
SSD	31	3	VERNON BOULEVARD	CONSOL EDISON CO OF N	D
SSD	31	31	49 AVENUE	THE PEOPLE OF THE STA	D
SSD	32	1	VERNON BOULEVARD	V & C REALTY II CORP	B
SSD	32	3	49-16 VERNON BOULEVARD	TULINO REALTY INC	A
SSD	32	4	49-12 VERNON BOULEVARD	CARDUCCI RITA	B
SSD	32	48	49-02 VERNON BOULEVARD	MARTUCCI, DOMINIC	B
SSD	32	49	49-04 VERNON BOULEVARD	PICCA, ELIZABETH(LIFE	B
SSD	32	50	49-06 VERNON BOULEVARD	PLASTIC CENTER INC	B
SSD	32	51	49-10 VERNON BOULEVARD	ADAMS, BRIAN ANTHONY	B
SSD	33	1	50-18 VERNON BOULEVARD	50-18 REALTY CORP	A
SSD	33	3	50-14 VERNON BOULEVARD	5014 VERNON REALTY L	B
SSD	33	4	50-12 VERNON BOULEVARD	PRUDENT HLDG CORP	B
SSD	33	47	50-02 VERNON BOULEVARD	VENTURE EQUIPMENT CP	B
SSD	33	48	50-08 VERNON BOULEVARD	VENTURE EQUIPMENT CP	A
SSD	33	49	50-10 VERNON BOULEVARD	VENTURE EQUIPMENT CP	A
SSD	34	1	5-43 BORDEN AVENUE	BORDEN EAST RIVER REA	A
SSD	34	46	51-02 VERNON BOULEVARD	THE SUGRUE FAMILY TRU	B
SSD	34	47	51-04 VERNON BOULEVARD	THE SUGRUE FAMILY TRU	B
SSD	34	48	51-06 VERNON BOULEVARD	HO, SAU WAN	A
SSD	34	49	51-10 VERNON BOULEVARD	51-10 VERNON BOULEVAR	C
SSD	40	15	10-28 JACKSON AVENUE	1030 JACKSON AVE	B
SSD	40	16	10-40 JACKSON AVENUE	FAILTE CARE CORPORATI	A
SSD	40	18	10-42 JACKSON AVENUE	MARX CAROLYN M	C
SSD	40	19	10-44 JACKSON AVENUE	MANHATTAN AVE SOUTH L	B
SSD	40	1001	10-46 JACKSON AVENUE	GOMLAK, MICHAEL JUSTI	C
SSD	40	1002	10-46 JACKSON AVENUE	FARUQUE, STEVE ASIF	C
SSD	40	1003	10-46 JACKSON AVENUE	LIU, YUE	C
SSD	40	1004	10-46 JACKSON AVENUE	ESSIG, MITCHELL	C
SSD	40	1005	10-46 JACKSON AVENUE	LAU, BRIAN	C
SSD	40	1006	10-46 JACKSON AVENUE	LEE, YUNG-SEE	C
SSD	40	1007	10-46 JACKSON AVENUE	ARIN, JENNIFER B	C
SSD	40	1008	10-46 JACKSON AVENUE	MOITRI C. SAVARD	C
SSD	40	1009	10-46 JACKSON AVENUE	LIM, IRENE YUKLING	C
SSD	40	1010	10-46 JACKSON AVENUE	LEE, CAROL	C
SSD	40	1011	10-46 JACKSON AVENUE	SMITH, PATRICK W	C
SSD	40	1012	10-46 JACKSON AVENUE	EZRA, MARY BETH	C
SSD	40	1013	10-46 JACKSON AVENUE	TE AMO, SHALOM	C
SSD	40	1014	10-46 JACKSON AVENUE	SAYED, FREDERICK	C
SSD	40	1015	10-46 JACKSON AVENUE	RINALDI, STEPHANIE	C
SSD	40	1016	10-46 JACKSON AVENUE	TRAN, STEVEN	C
SSD	40	1017	10-46 JACKSON AVENUE	SAVVAS, LEONIDAS G	C

APPENDIX C

BENEFITTED PROPERTIES BY SUBDISTRICT

SUB-DISTRICT	BLOCK	LOT	STREET ADDRESS	OWNER	CLASS
SSD	40	1018	10-46 JACKSON AVENUE	ALAM, ADNAN	C
SSD	40	1019	10-46 JACKSON AVENUE	CHEN, HSIWEI	C
SSD	40	1020	10-46 JACKSON AVENUE	CHU, ALVIN Y	C
SSD	40	1021	10-46 JACKSON AVENUE	POWERS, AMANDA VICTOR	C
SSD	40	1022	10-46 JACKSON AVENUE	BADU, JACOB	C
SSD	40	1023	10-46 JACKSON AVENUE	GARCIA, MARIAPAULA	C
SSD	40	1024	10-46 JACKSON AVENUE	TANG, VINSON	C
SSD	40	1025	10-46 JACKSON AVENUE	FREDERICK K. CHU	C
SSD	40	1026	10-46 JACKSON AVENUE	MOY, DANIEL R	C
SSD	40	1027	10-46 JACKSON AVENUE	JOHN C KOIKARA	C
SSD	40	1028	10-46 JACKSON AVENUE	CHOI, STEVEN	C
SSD	40	1029	10-46 JACKSON AVENUE	MIN, DALE LEE	C
SSD	40	1030	10-46 JACKSON AVENUE	MORGAN, THOMAS MICHAEL	C
SSD	40	1031	10-46 JACKSON AVENUE	NODROG REALTY, LLC	C
SSD	40	1032	10-46 JACKSON AVENUE	KOROGHLIAN, HAIG E	C
SSD	40	1033	10-46 JACKSON AVENUE	HELLER, JORMA	C
SSD	40	1034	10-46 JACKSON AVENUE	SOKOL, DAVID	C
SSD	40	1035	10-46 JACKSON AVENUE	SEGALA, MARCELLA	C
SSD	40	1036	10-46 JACKSON AVENUE	ZILBERMAN, EVELYN B	C
SSD	40	1037	10-46 JACKSON AVENUE	MCPARTLAND, ELIZABETH	C
SSD	40	1038	10-46 JACKSON AVENUE	ESSIG, MITCHELL	C
SSD	40	1039	10-46 JACKSON AVENUE	ADAMS, MICHAEL	C
SSD	40	1040	10-46 JACKSON AVENUE	WONG, JONATHAN	C
SSD	40	1041	10-46 JACKSON AVENUE	GREENSTEIN, GARY N	C
SSD	40	1042	10-46 JACKSON AVENUE	TSENG, SUSAN L	C
SSD	40	1043	10-46 JACKSON AVENUE	CASAGRANDE PETRONE, L	C
SSD	40	1044	10-46 JACKSON AVENUE	POLOFSKY, SHERYL S	C
SSD	40	1045	10-46 JACKSON AVENUE	IKEHARA, NANCY T	C
SSD	40	1046	10-46 JACKSON AVENUE	WHITESIDE, SARITA	C
SSD	40	1047	10-46 JACKSON AVENUE	BUTERAKOS, JAMES	C
SSD	40	1048	10-46 JACKSON AVENUE	KATO, TADAHISA	C
SSD	40	1049	10-46 JACKSON AVENUE	LEE, NANCY	C
SSD	40	1050	10-46 JACKSON AVENUE	MCPARTLAND, ELIZABETH	C
SSD	40	1051	10-46 JACKSON AVENUE	NODROG REALTY, LLC	C
SSD	40	1052	10-46 JACKSON AVENUE	WONG, JONATHAN	C
SSD	40	1053	10-46 JACKSON AVENUE	TSENG, SUSAN L	C
SSD	40	1054	10-46 JACKSON AVENUE	BUTERAKOS, JAMES	C
SSD	40	1055	10-46 JACKSON AVENUE	WHITESIDE, SARITA	C
SSD	40	1056	10-46 JACKSON AVENUE	FARUQUE, STEVE	C
SSD	40	1057	10-46 JACKSON AVENUE	GARCIA, MARIAPAULA	C
SSD	40	1058	10-46 JACKSON AVENUE	KOROGHLIAN, HAIG E	C
SSD	40	1059	10-46 JACKSON AVENUE	CHOWDHURY SAVARD, MD,	C
SSD	40	1060	10-46 JACKSON AVENUE	ADAMS, MICHAEL	C
SSD	40	1061	10-46 JACKSON AVENUE	GORDON, ROBERT	C
SSD	40	1062	10-46 JACKSON AVENUE	MOY, DANIEL R	C
SSD	40	1063	10-46 JACKSON AVENUE	ZILBERMAN, EVELYN B	C
SSD	40	1064	10-46 JACKSON AVENUE	ADAMS, HOWARD	C
SSD	40	1065	10-46 JACKSON AVENUE	POLOFSKY, SHERYL S	C
SSD	40	1066	10-46 JACKSON AVENUE	10-50 JACKSON HOLDING	B
SSD	41	5	10-04 50 AVENUE	T A THEATER ASSOCIATE	A
SSD	41	10	10-27 50 AVENUE	KATZEN FAMILY	A
SSD	41	12	10-16 50 AVENUE	1031 AND 50 LLC	C
SSD	41	13	10-37 JACKSON AVENUE	JACKSON AVENUE PROPER	A

APPENDIX C

BENEFITTED PROPERTIES BY SUBDISTRICT

SUB-DISTRICT	BLOCK	LOT	STREET ADDRESS	OWNER	CLASS
SSD	41	14	10-33 JACKSON AVENUE	LENDINO, MARIA	B
SSD	41	15	10-31 JACKSON AVENUE	1031 AND 50 LLC	C
SSD	41	1001	10-17 JACKSON AVENUE	VERNON JACKSON DEVELO	B
SSD	41	1002	10-17 JACKSON AVENUE	KALIK, LISA	C
SSD	41	1003	10-17 JACKSON AVENUE	BLATH, JEFFREY	C
SSD	41	1004	10-17 JACKSON AVENUE	RAMOS, JUAN E	C
SSD	41	1005	10-17 JACKSON AVENUE	BLANCHE, CATHERINE	C
SSD	41	1006	10-17 JACKSON AVENUE	INGOGLIA, CARRIE A	C
SSD	41	1007	10-17 JACKSON AVENUE	OZDOGAN, SAIT BERK	C
SSD	41	1008	10-17 JACKSON AVENUE	LE MORE, ANNE MARIE-L	C
SSD	41	1009	10-17 JACKSON AVENUE	MORROW, ANDREW	C
SSD	41	1010	10-17 JACKSON AVENUE	GONZALEZ, CATHERINE L	C
SSD	41	1011	10-17 JACKSON AVENUE	LEE, JESSICA	C
SSD	41	1012	10-17 JACKSON AVENUE	MOLOFF, MICHAEL	C
SSD	41	1013	10-17 JACKSON AVENUE	BRENNAN, MICHAEL PATR	C
SSD	41	1014	10-17 JACKSON AVENUE	ESTAVER, ARON	C
SSD	41	1015	10-17 JACKSON AVENUE	WOOD, CINDY	C
SSD	41	1016	10-17 JACKSON AVENUE	CECC GROUP, LLC	C
SSD	41	1017	10-17 JACKSON AVENUE	CHOU, YU LIANG	C
SSD	41	1018	10-17 JACKSON AVENUE	BALLEW, MICHAEL B	C
SSD	41	1019	10-17 JACKSON AVENUE	CHENG, YI FANG	C
SSD	41	1020	10-17 JACKSON AVENUE	YEN, GRACE H.	C
SSD	41	1021	10-17 JACKSON AVENUE	WEINBERG, LEAH	C
SSD	41	1022	10-17 JACKSON AVENUE	CHAN, NGAN VERONICA	C
SSD	41	1023	10-17 JACKSON AVENUE	JGCP GROUP, LLC	C
SSD	41	1024	10-17 JACKSON AVENUE	MIGUELEZ, XANAMARIA	C
SSD	41	1025	10-17 JACKSON AVENUE	SABINI, JOHN	C
SSD	41	1026	10-17 JACKSON AVENUE	FEI, ANDREW S	C
SSD	41	1027	10-17 JACKSON AVENUE	ANDERSON, JEFFREY WAY	C
SSD	41	1028	10-17 JACKSON AVENUE	CAUCHY, ANNE-SOPHIE	C
SSD	41	1029	10-17 JACKSON AVENUE	DEMETRIOU, MELISSA	C
SSD	41	1030	10-17 JACKSON AVENUE	JUNG, GRACE	C
SSD	41	1031	10-17 JACKSON AVENUE	WOODRUFFE, LARS	C
SSD	41	1032	10-17 JACKSON AVENUE	TUN, OLIVIA	C
SSD	41	1033	10-17 JACKSON AVENUE	PENALBA, JOSE-MARIA J	C
SSD	41	1034	10-17 JACKSON AVENUE	BLANCHE, CATHERINE	C
SSD	42	1	49-19 VERNON BOULEVARD	10 01 50TH AVENUE REA	B
SSD	42	2	49-17 VERNON BOULEVARD	SCHWARTZ JACK	B
SSD	42	3	49-15 VERNON BOULEVARD	GINA ANN MAURER	B
SSD	42	4	49-13 VERNON BOULEVARD	DNTL CORPORATION	B
SSD	42	5	49-11 VERNON BOULEVARD	49-11 VERNON BOULEVAR	B
SSD	42	6	49-01 VERNON BOULEVARD	ST MARYS R C CHURCH	D
SSD	42	19	10-36 49 AVENUE	GEMMA DAN	A
SSD	42	26	10-59 JACKSON AVENUE	SKULIKIDIS ISIDOROS	B
SSD	42	27	10-57 JACKSON AVENUE	1057 JACKSON AVE LLC	A
SSD	42	28	10-51 JACKSON AVENUE	J P MORGAN CHASE	A
SSD	42	35	10-13 50 AVENUE	MARIA CAROTENUTO	B
SSD	42	36	10-11 50 AVENUE	50 REALTY LLC	C
SSD	42	37	10-09 50 AVENUE	10-09 50TH AVENUE, L	B
SSD	42	38	10-07 50 AVENUE	INTERNATIONAL STORAGE	B
SSD	42	1001	10-63 JACKSON AVENUE		B
SSD	42	1002	10-63 JACKSON AVENUE		B
SSD	42	1003	10-63 JACKSON AVENUE	MATTHEWS, GENE	C

APPENDIX C

BENEFITTED PROPERTIES BY SUBDISTRICT

SUB-DISTRICT	BLOCK	LOT	STREET ADDRESS	OWNER	CLASS
SSD	42	1004	10-63 JACKSON AVENUE	ESSIG, MITCHELL	C
SSD	42	1005	10-63 JACKSON AVENUE	ESSIG, MITCHELL	C
SSD	42	1006	10-63 JACKSON AVENUE	DUDEK, JENNIFER L	C
SSD	42	1007	10-63 JACKSON AVENUE	SETO, RENEE	C
SSD	42	1008	10-63 JACKSON AVENUE	BOWER, JIHOON	C
SSD	42	1009	10-63 JACKSON AVENUE	CURTIN, ROBERT M	C
SSD	42	1010	10-63 JACKSON AVENUE	SHIMADA, YUJI	C
SSD	42	1011	10-63 JACKSON AVENUE	ZHUANG, LI	C
SSD	42	1012	10-63 JACKSON AVENUE	TSAO, LYNN	C
SSD	42	1013	10-63 JACKSON AVENUE	TANG, QINGYI	C
SSD	42	1014	10-63 JACKSON AVENUE	CORREIA, RICHARD	C
SSD	42	1015	10-63 JACKSON AVENUE	WAGNER, AMY F	C
SSD	42	1016	10-63 JACKSON AVENUE	CARPENTER, SCOTT G	C
SSD	42	1017	10-63 JACKSON AVENUE	RISCH, MATTHEW	C
SSD	42	1018	10-63 JACKSON AVENUE	PINEDA, CANDIDA R	C
SSD	42	1019	10-63 JACKSON AVENUE	GROBENGIESER ANDREW	C
SSD	42	1020	10-63 JACKSON AVENUE	LIM, EUN YOUNG	C
SSD	42	1021	10-63 JACKSON AVENUE	DEER, ANDREW S	C
SSD	42	1022	10-63 JACKSON AVENUE	PEREZ-ORAMAS, LUIS	C
SSD	42	1023	10-63 JACKSON AVENUE	CUOZZO, GENNARO	C
SSD	42	1024	10-63 JACKSON AVENUE	SCACCIA, BRUNO	C
SSD	42	1025	10-63 JACKSON AVENUE	LOZANO GARCIA, ARLENE	C
SSD	42	1026	10-63 JACKSON AVENUE	NASIM, RANA UZAIR	C
SSD	42	1027	10-63 JACKSON AVENUE	JETHWA, MALHAR	C
SSD	42	1028	10-63 JACKSON AVENUE	SIBENI, CHRISTOPHER J	C
SSD	42	1029	10-63 JACKSON AVENUE	ALIMAA, AMARSAIKHAN	C
SSD	42	1030	10-63 JACKSON AVENUE	CHIANG, WEI JUNG	C
SSD	42	1031	10-63 JACKSON AVENUE	STAHL, JANET	C
SSD	42	1032	10-63 JACKSON AVENUE	ELCI, EFSUN	C
SSD	42	1033	10-63 JACKSON AVENUE	DREISBACH, WILLIAM S	C
SSD	42	1034	10-63 JACKSON AVENUE	COCCHIONI, FEDERICO	C
SSD	42	1035	10-63 JACKSON AVENUE	HUANG, HUI	C
SSD	42	1036	10-63 JACKSON AVENUE	STLB ENTERPRISES LLC	C
SSD	42	1037	10-63 JACKSON AVENUE		C
SSD	42	1038	10-63 JACKSON AVENUE	MCNULTY, SEAN	C
SSD	42	1039	10-63 JACKSON AVENUE	MIGUELEZ, ARIANA	C
SSD	42	1040	10-63 JACKSON AVENUE	DARSHAN, DAVID	C
SSD	42	1041	10-63 JACKSON AVENUE	GILLON, ALLON DAN	C
SSD	42	1042	10-63 JACKSON AVENUE		C
SSD	42	1043	10-63 JACKSON AVENUE		C
SSD	43	2	10-64 50 AVENUE	QUEENS PROGRESS ASSOC	A
SSD	43	6	10-76 JACKSON AVENUE	1076 JACKSON ASSOC,IN	B
SSD	43	7	10-74 JACKSON AVENUE	MANETTA, MARIO	B
SSD	43	8	10-70 JACKSON AVENUE	KHP ACQUISITION LLC	B
SSD	44	1	48-19 VERNON BOULEVARD	48 19 VERNON BLVD. RE	B
SSD	44	2	48-17 VERNON BOULEVARD	RYKAPIEFYS, INC.	B
SSD	44	3	48-15 VERNON BOULEVARD	PASSARELLA PROPRTIE	B
SSD	44	4	48-13 VERNON BOULEVARD	EAST RIVER ASSETS COR	B
SSD	44	23	10-51 49 AVENUE	10-87 JACKSON AVENUE	B
SSD	44	27	49 AVENUE	MTA/LIRR	D
SSD	44	104	48-11 VERNON BOULEVARD	48-11 REALTY,	B
SSD	45	1	10-03 48 AVENUE	47-45 VERNON LLC C/O	B
SSD	45	2	47-43 VERNON BOULEVARD	VIRGINIA DININY	B

APPENDIX C

BENEFITTED PROPERTIES BY SUBDISTRICT

SUB-DISTRICT	BLOCK	LOT	STREET ADDRESS	OWNER	CLASS
SSD	45	3	47-39 VERNON BOULEVARD	SOCIETY OF ST AMATO C	B
SSD	45	4	47-37 VERNON BOULEVARD	ROSE ANN MANETTA	B
SSD	45	46	47-27 VERNON BOULEVARD	ANZALONE 10-04 47TH R	B
SSD	45	47	47-29 VERNON BOULEVARD	ANSANELLI, RONALD	B
SSD	45	48	47-31 VERNON BOULEVARD	L.I.C. BUILDING II LL	B
SSD	45	49	47-35 VERNON BOULEVARD	VINCENZO CERBONE REVO	B
SSD	46	1	47-25 VERNON BOULEVARD	MAURO, JOHN F	B
SSD	46	2	47-23 VERNON BOULEVARD	47-23 VERNON BLVD LLC	B
SSD	46	3	47-15 VERNON BOULEVARD	ORTIZ, MARIA D	B
SSD	46	4	47-11 VERNON BOULEVARD	CMK MANAGEMENT COMPAN	B
SSD	46	48	47-01 VERNON BOULEVARD	ETA REALTY INC	A
SSD	46	50	47-07 VERNON BOULEVARD	47 07 VERNON BOULEVAR	B
SSD	46	51	47-09 VERNON BOULEVARD	ROSETTA VESSILLO	C
SSD	47	1	46-41 VERNON BOULEVARD	VERNON II	A
SSD	47	3	46-37 VERNON BOULEVARD	JOSEPH M EVANGELISTA	A
SSD	47	5	10-11 47 AVENUE	10-11 47 AVENUE	C
SSD	47	6	10-13 47 AVENUE	IPPOLITO, ANGELO	B
SSD	47	48	46-29 VERNON BOULEVARD	E.J. ELECTRIC INSTALL	A
SSD	47	49	46-31 VERNON BOULEVARD	VINCENZO CERBONE REVO	B
SSD	47	50	46-33 VERNON BOULEVARD	IDA CERBONE REVOCABLE	B
SSD	47	51	46-35 VERNON BOULEVARD	CEBONE, VINCENZO	B
SSD	48	1	46-17 VERNON BOULEVARD	RANDEL MOLD & DIE COR	A
SSD	48	45	46-01 VERNON BOULEVARD	THE DRAKOTOS FAMILY L	A
SSD	48	46	46-05 VERNON BOULEVARD	RANDEL MOLD & DIE COR	A
SSD	48	47	46-07 VERNON BOULEVARD	RANDEL MOLD & DIE COR	A
SSD	48	48	46-09 VERNON BOULEVARD	LOMBARDI ERASMO	C
SSD	49	1	10-01 46 AVENUE	DH VERNON LLC	A
SSD	49	5	10-11 46 AVENUE	CASTELLANO, MICHAEL	A
SSD	49	44	45 ROAD	DH VERNON LLC	A
SSD	50	1	10-01 45 ROAD	DH VERNON LLC	A
SSD	51	1	10-01 45 AVENUE	VINCENZO CERBONE REVO	A
SSD	51	24	10-50 44 DRIVE	SURCOUF, LLC	B
SSD	51	25	10-44 44 DRIVE	44TH DRIVE RENTALS LL	B
SSD	51	28	10-34 44 DRIVE	PROPPER PROPERTIES IN	A
SSD	51	33	10-30 44 DRIVE	QUEENBEA 10-30 LLC	A
SSD	51	36	10-06 44 DRIVE	BINJAMA REALTY INC	A
SSD	51	38	10-16 44 DRIVE	BINJAMA REALTY INC	A
SSD	51	42	10-02 44 DRIVE	BINJAMA REALTY INC	A
SSD	52	20	11-03 45 AVENUE	HEAD OF POND LLC	A
SSD	52	28	11-12 44 DRIVE	ALICE WELSH CORP	A
SSD	52	33	11-34 44 DRIVE	TALL REALTY CO LLC	C
SSD	52	35	11-36 44 DRIVE	11-36 44TH DRIVE REAL	C
SSD	52	36	11-38 44 DRIVE	85TH STREET REALTY GR	C
SSD	52	38	11-40 44 DRIVE	11-40 44TH CORPORATIO	C
SSD	52	39	11-42 44 DRIVE	CUCINELLA, GIUSEPPE	C
SSD	52	41	11-44 44 DRIVE	R.H.S. MANAGEMENT COR	C
SSD	52	42	11-46 44 DRIVE	11-46 44TH CORP	C
SSD	52	44	11-48 44 DRIVE	GUGLIOTTA GIOVANNI	A
SSD	52	45	11-52 44 DRIVE	11-52 44 DRIVE, INC	A
SSD	52	47	44-62 21 STREET	MARY PATRICIA CRUZ	B
SSD	56	1	11-45 47 AVENUE	LEILENOK REALTY CORP	A
SSD	57	1	13-25 JACKSON AVENUE	CERBONE, VINCENZO REV	B
SSD	57	2	13-21 JACKSON AVENUE	CERBONE, IDA (TRUSTEE	B

APPENDIX C

BENEFITTED PROPERTIES BY SUBDISTRICT

SUB-DISTRICT	BLOCK	LOT	STREET ADDRESS	OWNER	CLASS
SSD	57	3	13-19 JACKSON AVENUE	CERBONE, IDA (CO TRUS	B
SSD	57	4	13-17 JACKSON AVENUE	VINCENZO CERBONE, AS	B
SSD	57	8	13-01 JACKSON AVENUE	GRECH RAYMOND	B
SSD	57	1001	13-15 JACKSON AVENUE	LEE, SHIHYU	A
SSD	57	1002	13-15 JACKSON AVENUE		A
SSD	57	1003	13-15 JACKSON AVENUE	SHEKHTMAN, LENA	C
SSD	57	1004	13-15 JACKSON AVENUE	ZHANG , JINGHUI	C
SSD	57	1005	13-15 JACKSON AVENUE	WILSON, MITCHELL	C
SSD	57	1006	13-15 JACKSON AVENUE	TAMAMOTO, CRAIG	C
SSD	57	1007	13-15 JACKSON AVENUE	INSALACO, JOSEPH M	C
SSD	57	1008	13-11 JACKSON AVENUE	PANAGIOTOPOULOS, GEOR	C
SSD	57	1009	13-11 JACKSON AVENUE	THE ECHELON CONDOMINI	C
SSD	57	1010	13-11 JACKSON AVENUE	VAUGHAN, MEGAN	C
SSD	57	1011	13-11 JACKSON AVENUE	FESLLER, ERIC	C
SSD	57	1012	13-11 JACKSON AVENUE	HWANG, SUNG HYUN	C
SSD	57	1013	13-11 JACKSON AVENUE	SABOLBORO, LINDA	C
SSD	57	1014	13-11 JACKSON AVENUE	BRENNAN, SIOBHAN	C
SSD	57	1015	13-11 JACKSON AVENUE	CAPELLAN, CARLOS M	C
SSD	57	1016	13-11 JACKSON AVENUE	OHNMUS, PHYLLIS	C
SSD	57	1017	13-11 JACKSON AVENUE	STANKIEWICZ, RONALD C	C
SSD	57	1018	13-11 JACKSON AVENUE	GLASS, JASON M	C
SSD	57	1019	13-11 JACKSON AVENUE	HWANG, SUNG HYUN	C
SSD	57	1020	13-11 JACKSON AVENUE	DARSHAN, DAVID	C
SSD	57	1021	13-11 JACKSON AVENUE	LEE, I-HSUAN	C
SSD	57	1022	13-11 JACKSON AVENUE	KOHLI, PREETI	C
SSD	57	1023	13-11 JACKSON AVENUE	LADD, INGRID	C
SSD	57	1024	13-11 JACKSON AVENUE	MOK, YUEN KI	C
SSD	57	1025	13-11 JACKSON AVENUE	CHOY, HILDA	C
SSD	57	1026	13-11 JACKSON AVENUE	SHARIF, MARYAM	C
SSD	57	1027	13-11 JACKSON AVENUE	MALGUARNERA JR, SALVA	C
SSD	57	1028	13-11 JACKSON AVENUE	SOKOL, OMONEFE OLUFUN	C
SSD	57	1029	13-11 JACKSON AVENUE	BANG, CHARLENE	C
SSD	57	1030	13-11 JACKSON AVENUE	YOGEV, MICHAL	C
SSD	57	1031	13-11 JACKSON AVENUE	JAYASINGHE, TILOMA	C
SSD	57	1032	13-11 JACKSON AVENUE	PEPENELLA, ADELINA N	C
SSD	57	1033	13-11 JACKSON AVENUE	LEUNG, KIRSTIN HO HON	C
SSD	57	1034	13-11 JACKSON AVENUE	OGAWA, YOKO	C
SSD	57	1035	13-11 JACKSON AVENUE	TONG, BONNIE	C
SSD	57	1036	13-11 JACKSON AVENUE	PARK, GUNYOUNG	C
SSD	57	1037	13-11 JACKSON AVENUE	BERTRAND , PIERRE	C
SSD	57	1038	13-11 JACKSON AVENUE	LAZOS, CHRISTOPHER M	C
SSD	57	1039	13-11 JACKSON AVENUE	TAGLIAPIETRA, SERGIO	C
SSD	57	1040	13-11 JACKSON AVENUE	HAYUN, EREZ	C
SSD	57	1041	13-11 JACKSON AVENUE	DO, QUAN	C
SSD	57	1042	13-11 JACKSON AVENUE	CHUAH, YOKE MENG	C
SSD	57	1043	13-11 JACKSON AVENUE	KOHLI, RAVI	C
SSD	57	1044	13-11 JACKSON AVENUE	PRICE, JAMES JAY	C
SSD	57	1045	13-11 JACKSON AVENUE	SCHAMBACH, MARIA I	C
SSD	57	1046	13-11 JACKSON AVENUE	LEVIN, HEATHER C	C
SSD	57	1047	13-11 JACKSON AVENUE	CHONG, KAMAN	C
SSD	57	1048	13-11 JACKSON AVENUE	HERSHKO, ELIAHU	C
SSD	57	1049	13-11 JACKSON AVENUE	METROPOLITAN OWNERS G	C
SSD	57	1050	13-11 JACKSON AVENUE	MAEDA, HIRONOBU	C

APPENDIX C

BENEFITTED PROPERTIES BY SUBDISTRICT

SUB-DISTRICT	BLOCK	LOT	STREET ADDRESS	OWNER	CLASS
SSD	57	1051	13-11 JACKSON AVENUE	LEE, JOHNSON	C
SSD	57	1052	13-15 JACKSON AVENUE	FESSLER, ERIC	C
SSD	57	1053	13-15 JACKSON AVENUE	LEEART PROPERTIES LLC	C
SSD	57	1054	13-15 JACKSON AVENUE	CENSI , BARRY	C
SSD	57	1055	13-15 JACKSON AVENUE	CENSI, DAVID	C
SSD	57	1056	13-15 JACKSON AVENUE	GONZALEZ, ALEJANDRO	C
SSD	57	1057	13-15 JACKSON AVENUE	EREZ HAYUN REALTY, LL	C
SSD	57	1058	13-15 JACKSON AVENUE	THE ECHELON CONDOMINI	C
SSD	57	1059	13-15 JACKSON AVENUE	MOK, YUEN KI	C
SSD	57	1060	13-15 JACKSON AVENUE	KUMAR, JAYANT	C
SSD	57	1061	13-15 JACKSON AVENUE	LAZOS, CHRISTOPHER M	C
SSD	57	1062	13-15 JACKSON AVENUE	PEPENELLA, ADELINA N	C
SSD	57	1063	13-15 JACKSON AVENUE	TAMAMOTO, CRAIG	C
SSD	57	1064	13-15 JACKSON AVENUE	CHUAH, YOKE MENG	C
SSD	57	1065	13-15 JACKSON AVENUE		C
SSD	57	1066	13-15 JACKSON AVENUE	HWANG, SUNG HYUN	C
SSD	57	1067	13-15 JACKSON AVENUE	METROPOLITAN OWNERS G	C
SSD	57	1068	13-15 JACKSON AVENUE	TAGLIAPIETRA, JULIA	C
SSD	57	1069	13-15 JACKSON AVENUE	HAYUN, EREZ	C
SSD	57	1070	13-15 JACKSON AVENUE		C
SSD	57	1071	13-15 JACKSON AVENUE	CENSI, DAVID	C
SSD	57	1072	13-15 JACKSON AVENUE	CENSI , BARRY	C
SSD	57	1073	13-15 JACKSON AVENUE	LEEART PROPERTIES LLC	C
SSD	57	1074	13-15 JACKSON AVENUE		C
SSD	57	1075	13-15 JACKSON AVENUE	PRICE, JAMES JAY	C
SSD	57	1076	13-15 JACKSON AVENUE	GONZALEZ, ALEJANDRO	C
SSD	57	1077	13-15 JACKSON AVENUE		C
SSD	57	1078	13-15 JACKSON AVENUE	SCHAMBACH , MARIA I	C
SSD	57	1079	13-15 JACKSON AVENUE	PARK, GUNYOUNG	C
SSD	57	1080	13-15 JACKSON AVENUE	OGAWA, YOKO	C
SSD	57	1081	13-15 JACKSON AVENUE	LADD, INGRID	C
SSD	57	1082	13-15 JACKSON AVENUE	MALGUARNERA JR, SALVA	C
SSD	57	1083	13-15 JACKSON AVENUE	GLASS, JASON M	C
SSD	57	1084	13-15 JACKSON AVENUE	CHONG, KAMAN	C
SSD	58	1	13-20 JACKSON AVENUE	PENDE CORP	A
SSD	58	3	13-10 JACKSON AVENUE	EAST OF EASTLLC	C
SSD	58	8	13-22 JACKSON AVENUE	ANN LEGGETT	C
SSD	58	9	13-26 JACKSON AVENUE	PENDE CORP	A
SSD	60	1	12-23 JACKSON AVENUE	112-23 JACKSON AVENUE	A
SSD	60	4	12-17 JACKSON AVENUE	EDMUND KATZEN	A
SSD	60	5	12-15 JACKSON AVENUE	JONDON, INC.	B
SSD	60	6	12-11 JACKSON AVENUE	C BRIEDENBACH	B
SSD	60	7	12-09 JACKSON AVENUE	BIZ 1207 INC.	B
SSD	60	8	12-07 JACKSON AVENUE	BIZ 1207 INC	B
SSD	60	9	12-01 JACKSON AVENUE	1201 JACKSON AVENUE	B
SSD	61	5	JACKSON AVENUE	METROPOLITAN TRNSPRTN	D
SSD	61	6	11-24 JACKSON AVENUE	MTA/LIRR	D
SSD	61	11	47-40 21 STREET	PLAX ALL INC	A
SSD	62	1	11 STREET	DEPT OF TRANSPORTATIO	D
SSD	72	1	46-30 21 STREET	MTA	D
SSD	72	51	JACKSON AVENUE	AMTRAK	D
SSD	72	65	22-12 JACKSON AVENUE	PLASTIC CENTER INC	A
SSD	72	73	22-22 JACKSON AVENUE	2222 JACKSON DEVELOPM	B

APPENDIX C

BENEFITTED PROPERTIES BY SUBDISTRICT

SUB-DISTRICT	BLOCK	LOT	STREET ADDRESS	OWNER	CLASS
SSD	74	1	21-10 46 ROAD	SPARTAN 5 PROPERTIES,	A
SSD	75	7	22-01 JACKSON AVENUE	V T II REALTY INC	B
SSD	75	9	22-25 JACKSON AVENUE	CULTURAL AFFAIRS	D
SSD	76	11	21-31 46 AVENUE	21-31 HOLDINGS, LLC.	A
SSD	76	16	22-43 JACKSON AVENUE	ROBERT EATON BUILDING	A
SSD	76	25	45-30 23 STREET	KARPINECZ & SONS INC	A
SSD	78	35	21-54 44 DRIVE	CHEN, SHUMING VANOVER	C
SSD	78	36	21-52 44 DRIVE	JS 44TH DRIVE LLC	A
SSD	78	37	21-48 44 DRIVE	ISRAEL A COHEN	A
SSD	78	38	44 DRIVE	SHEET METAL WORKERS L	A
SSD	78	39	21-42 44 DRIVE	SHEET METAL WORKERSIN	A
SSD	78	41	21-30 44 DRIVE	44TH DRIVE LLC	A
SSD	78	48	21-16 44 DRIVE	21-12 LLC	A
SSD	78	50	21-12 44 DRIVE	21-12 LLC	A
SSD	78	52	21-10 44 DRIVE	JARCO REALTY CO	B
SSD	78	54	21-02 44 DRIVE	MARKET SHOP 1696, LLC	A
SSD	78	134	44-62 23 STREET	BUSTAMANTE, EDUARDO	C
SSD	78	136	21-50 44 DRIVE	EAO 44TH DRIVE LLC	A
SSD	79	25	44-61 23 STREET	D25 LLC	B
SSD	79	28	23-08 44 DRIVE	MALAK EBRAHEEM	B
SSD	79	29	23-10 44 DRIVE	SOUNDVIEW R.E, LLC	A
SSD	80	1	24-29 JACKSON AVENUE	JOSEPH NASTASI	A
SSD	80	3	24-23 JACKSON AVENUE	JOSEPH NASTASI	A
SSD	80	4	24-19 JACKSON AVENUE	TOYOKO INN NEW YORK L	A
SSD	80	14	23-03 45 ROAD	TOYOKO INN NEW YORK L	A
SSD	80	17	24-01 45 ROAD	TOYOKO INN NEW YORK,	A
SSD	80	20	24-09 JACKSON AVENUE	TOYOKO INN NEW YORK,	A
SSD	80	21	24-11 JACKSON AVENUE	TOYOKO INN NEW YORK,	A
SSD	80	22	24-15 JACKSON AVENUE	TOYOKO INN NEW YORK,	A
SSD	80	23	24-17 JACKSON AVENUE	TOYOKO INN NEW YORK,	A
SSD	83	1	25-10 COURT SQUARE	D C A S	D
SSD	84	1	24-10 JACKSON AVENUE	24-08-18 JACKSON REAL	A
SSD	84	4	24-22 JACKSON AVENUE	RML II, L.L.C.	A
SSD	84	7	24-28 JACKSON AVENUE	J D TRASK	A
SSD	85	1	23-02 JACKSON AVENUE	23-02-04 JACKSON AVEN	B
SSD	85	2	23-04 JACKSON AVENUE	23-02-04 JACKSON AVEN	B
SSD	85	3	23-08 JACKSON AVENUE	KODO REALTY LLC	A
SSD	85	5	23-20 JACKSON AVENUE	23-20 JACKSON REALTY	A
SSD	85	102	23-06 JACKSON AVENUE	2306 JACKSON AVENUE R	B
SSD	437	5	44 DRIVE	PERENNIALY GREEN, IN	A
SSD	437	7	23-17 44 DRIVE	PERENNIALY GREEN INC	A
SSD	437	8	23-15 44 DRIVE	PERENNIALY GREEN INC	A
SSD	437	9	23-13 44 DRIVE	PERENNIALY GREEN INC	A
SSD	437	10	23-11 44 DRIVE	PERENNIALY GREEN INC	A
SSD	437	11	23-01 23 STREET	PERENNIALY GREEN, IN	B
SSD	437	1001	23-21 44 DRIVE	CITY UNIVERSITY CONST	D
SSD	437	1002	23-21 44 DRIVE	Citi	A
SSD	438	1	21-59 44 DRIVE	21-59 44TH DR. L.P.	A
SSD	438	2	21-57 44 DRIVE	30-07 30TH AVE LP	B
SSD	438	3	21-51 44 DRIVE	DAWNMARK REALTY INC	A
SSD	438	4	21-49 44 DRIVE	SIPALA, YOLANDA	C
SSD	438	5	21-47 44 DRIVE	SEHAYIK CHARLES	C
SSD	438	13	21-21 44 DRIVE	HAZY REALTY LLC	A

APPENDIX C

BENEFITTED PROPERTIES BY SUBDISTRICT

SUB-DISTRICT	BLOCK	LOT	STREET ADDRESS	OWNER	CLASS
SSD	438	21	44-45 21 STREET	M.D.A. -44TH DRIVE, I	B
SSD	438	1001	21-45 44 DRIVE	AUTZ, WILL C	C
SSD	438	1002	21-45 44 DRIVE	21-45 44TH DRIVE LLC	C
SSD	438	1003	21-45 44 DRIVE	VILLALON, VICTORIA	C
SSD	438	1004	21-45 44 DRIVE	LI, LING	C
SSD	438	1005	21-45 44 DRIVE	PILNIK, BEATRIZ	C
SSD	438	1006	21-45 44 DRIVE	SHIM, SUNG-SIL	C
SSD	438	1007	21-45 44 DRIVE	LEE, TSUNG JU	C
SSD	438	1008	21-45 44 DRIVE	PULIJAAL, VANDANA	C
SSD	438	1009	21-45 44 DRIVE	ZHU, QING ZHANG	C
SSD	438	1010	21-45 44 DRIVE	WU, HUI	C
SSD	438	1011	21-45 44 DRIVE	YANG , MEI LI	C
SSD	438	1012	21-45 44 DRIVE	AKSAY, GOZDE	C
SSD	438	1013	21-45 44 DRIVE	BROWN, THOMAS J	C
SSD	438	1014	21-45 44 DRIVE	MENIN, ANNALISA	C
SSD	438	1015	21-45 44 DRIVE	RENZ, SANDRA KARIN	C
SSD	438	1016	21-45 44 DRIVE	THE BOARD OF MANAGERS	C
SSD	438	1017	21-45 44 DRIVE	BROADWATER, NOAH	C
SSD	438	1018	21-45 44 DRIVE	LEGROUX, VINCENT	C
SSD	438	1019	21-45 44 DRIVE	GBEHO, ANITA K	C
SSD	438	1020	21-45 44 DRIVE	KWON, PATRICK	C
SSD	438	1021	21-45 44 DRIVE	LEE, WAI C	C
SSD	438	1022	21-45 44 DRIVE	PARK, STEVEN S.	C
SSD	438	1023	21-45 44 DRIVE	KIM, NA JEONG	C
SSD	438	1024	21-45 44 DRIVE	BELELIEU, JULIANNA L	C
SSD	438	1025	21-45 44 DRIVE	JEAN, LARRY	C
SSD	438	1026	21-45 44 DRIVE	SUNDARAM, LAURA	C
SSD	438	1027	21-45 44 DRIVE	LI, DAVID HOI	C
SSD	438	1028	21-45 44 DRIVE	LEE, AMY TSU YUN	C
SSD	438	1029	21-45 44 DRIVE	RIMKUS, BRIDGET K	C
SSD	438	1030	21-45 44 DRIVE	PALMER, CRAIG	C
SSD	438	1031	21-45 44 DRIVE	U, TAIYN J	C
SSD	438	1032	21-45 44 DRIVE	JARNAGIN, JANET COLE	C
SSD	438	1033	21-45 44 DRIVE	WATANABE, EIKO	C
SSD	438	1034	21-45 44 DRIVE	GOLDSTEIN, EDWARD	C
SSD	438	1035	21-45 44 DRIVE	DEVLIN, PETER E	C
SSD	438	1036	21-45 44 DRIVE	YAO, QUN	C
SSD	438	1037	21-45 44 DRIVE	FRANCESCHI, HELENA ST	C
SSD	438	1038	21-45 44 DRIVE	CHONG, CHOO MEE	C
SSD	438	1039	21-45 44 DRIVE	GALLO, PAUL	C
SSD	438	1040	21-45 44 DRIVE	KIERNAN, PATRICK	C
SSD	438	1041	21-45 44 DRIVE	ENG, ALFRED	C
SSD	438	1042	21-45 44 DRIVE	SUN, FEI	C
SSD	438	1043	21-45 44 DRIVE	NIRMAL, RAHUL	C
SSD	438	1044	21-45 44 DRIVE	SAMARAWICKRAMA, THUSH	C
SSD	438	1045	21-45 44 DRIVE	WANG, YUFAN S	C
SSD	438	1046	21-45 44 DRIVE	CHO, HOIYING	C
SSD	438	1047	21-45 44 DRIVE	LEE, JUNG HI	C
SSD	438	1048	21-45 44 DRIVE	SCHNEIDER, STEVEN JAY	C
SSD	438	1049	21-45 44 DRIVE	LEE, CHANGHEON	C
SSD	438	1050	21-45 44 DRIVE	HUANG, YANG	C
SSD	438	1051	21-45 44 DRIVE	ROLSI LLC	C
SSD	438	1052	21-45 44 DRIVE	CHEN, TONY	C

APPENDIX C

BENEFITTED PROPERTIES BY SUBDISTRICT

SUB-DISTRICT	BLOCK	LOT	STREET ADDRESS	OWNER	CLASS
SSD	438	1053	21-45 44 DRIVE	YOO, JIN	C
SSD	438	1054	21-45 44 DRIVE	KADEN, HEATHER A	C
SSD	438	1055	21-45 44 DRIVE	PENG, BO	C
SSD	438	1056	21-45 44 DRIVE	DIEP, AARON	C
SSD	438	1057	21-45 44 DRIVE	LEE, SHINAE	C
SSD	438	1058	21-45 44 DRIVE	CHANG , GARY Y	C
SSD	438	1059	21-45 44 DRIVE	POULLAS, ELENI H	C
SSD	438	1060	21-45 44 DRIVE	CHEUNG, SUET LIN CHAN	C
SSD	438	1061	21-45 44 DRIVE	HENRIOT, FREDERIQUE M	C
SSD	438	1062	21-45 44 DRIVE	PUNATER, SHILPA	C
SSD	438	1063	21-45 44 DRIVE	KOVACS, KAROLY	C
SSD	438	1064	21-45 44 DRIVE	HUANG, JOSEPH	C
SSD	438	1065	21-45 44 DRIVE	HINCH, EDWARD	C
SSD	438	1066	21-45 44 DRIVE	MANEEFUANGFOO, DENSAT	C
SSD	438	1067	21-45 44 DRIVE	SALMON, JOHN PATRICK	C
SSD	438	1068	21-45 44 DRIVE	GRIMM, RICHARD	C
SSD	438	1069	21-45 44 DRIVE	SPIRIDAKIS, JOHN	C
SSD	438	1070	21-45 44 DRIVE	THIERY, BRUNO	C
SSD	438	1071	21-45 44 DRIVE	YAFFE, EVELYN BERNAL	C
SSD	438	1072	21-45 44 DRIVE	FORREST, CATHERINE AN	C
SSD	438	1073	21-45 44 DRIVE	HORNE, NATHANAEL	C
SSD	438	1074	21-45 44 DRIVE	HORNE, NATHANAEL	C
SSD	438	1075	21-45 44 DRIVE	21-45 44TH DRIVE LLC	C
SSD	438	1076	21-45 44 DRIVE	LEE, DANIEL	C
SSD	438	1077	21-45 44 DRIVE	HORNE, NATHANAEL	C
SSD	438	1078	21-45 44 DRIVE	NAKANE, EMI	C
SSD	438	1079	21-45 44 DRIVE	AKSAY, CAGRI	C
SSD	438	1080	21-45 44 DRIVE	SALMON, JOHN PATRICK	C
SSD	438	1081	21-45 44 DRIVE	MANEEFUANGFOO, DENSAT	C
SSD	438	1082	21-45 44 DRIVE	YANG , MEI LI	C
SSD	438	1083	21-45 44 DRIVE	LEE, YOUNG	C
SSD	438	1084	21-45 44 DRIVE	LEE, AMY TSU YUN	C
SSD	438	1085	21-45 44 DRIVE	CHEN, TONY	C
SSD	438	1086	21-45 44 DRIVE	YAFFE, JOEL CRAIG	C
SSD	438	1087	21-45 44 DRIVE	KADEN, ERIC M	C
SSD	438	1088	21-45 44 DRIVE	RADEFF, GLORIA	C
SSD	438	1089	21-45 44 DRIVE	PILNIK, SAMUEL	C
SSD	438	1090	21-45 44 DRIVE	THE BOARD OF MANAGERS	C
SSD	438	1091	21-45 44 DRIVE	THE BOARD OF MANAGERS	C
SSD	438	1092	21-45 44 DRIVE	BROWN, THOMAS J	C
SSD	438	1093	21-45 44 DRIVE	PULIJAAAL, VANDANA	C
SSD	438	1094	21-45 44 DRIVE	GRIMM, RICHARD	C
SSD	438	1095	21-45 44 DRIVE	YOO, JIN	C
SSD	438	1096	21-45 44 DRIVE	KOVACS, KAROLY	C
SSD	438	1097	21-45 44 DRIVE	BROWN, THOMAS J	C
SSD	438	1098	21-45 44 DRIVE	SPIRIDAKIS, SUSAN	C
SSD	438	1099	21-45 44 DRIVE	21-45 44TH DRIVE LLC	C
SSD	438	1100	21-45 44 DRIVE	KIRK, JAMES ARTHUR AU	C
SSD	438	1101	21-45 44 DRIVE	KING, MAY ANGELA	C
SSD	438	1102	21-45 44 DRIVE	BELELIEU, JULIANNA L	C
SSD	438	1103	21-45 44 DRIVE	21-45 44TH DRIVE LLC	C
SSD	438	1104	21-45 44 DRIVE	PARK, HEEYOUNG	C
SSD	438	1105	21-45 44 DRIVE	CHONG, CHOO MEE	C

APPENDIX C

BENEFITTED PROPERTIES BY SUBDISTRICT

SUB-DISTRICT	BLOCK	LOT	STREET ADDRESS	OWNER	CLASS
SSD	438	1106	21-45 44 DRIVE	NAKANE, EMI	C
SSD	438	1107	21-45 44 DRIVE	SALMON, JOHN PATRICK	C
SSD	438	1108	21-45 44 DRIVE	ZHU, QING ZHANG	C
SSD	438	1109	21-45 44 DRIVE	21-45 44TH DRIVE LLC	C
SSD	438	1110	21-45 44 DRIVE	21-45 44TH DRIVE LLC	C
SSD	438	1111	21-45 44 DRIVE	GALLO, PAUL	C
SSD	438	1112	21-45 44 DRIVE	CHANG , GARY Y	C
SSD	438	1113	21-45 44 DRIVE	LEE, EUN HYE	C
SSD	438	1114	21-45 44 DRIVE	RIMKUS, BRIDGET K	C
SSD	438	1115	21-45 44 DRIVE	LI, LINDA	C
SSD	438	1116	21-45 44 DRIVE	GUAN, GUIYING	C
SSD	438	1117	21-45 44 DRIVE	MENIN, ANNALISA	C
SSD	438	1118	21-45 44 DRIVE	AUTZ, WILL C	C
SSD	438	1119	21-45 44 DRIVE	RENTZ, SANDRA KARIN	C
SSD	438	1120	21-45 44 DRIVE	GOLDSTEIN, EDWARD	C
SSD	438	1121	21-45 44 DRIVE	KADEN, ERIC	C
SSD	438	1122	21-45 44 DRIVE	KADEN, HEATHER	C
SSD	438	1123	21-45 44 DRIVE	CHEN, TONY	C
SSD	438	1124	21-45 44 DRIVE	NIRMAL, RAHUL	C
SSD	438	1125	21-45 44 DRIVE	NIRMAL , RAHUL	C
SSD	438	1126	21-45 44 DRIVE	SAMARAWICKRAMA, THUSH	C
SSD	438	1127	21-45 44 DRIVE	21-45 44TH DRIVE LLC	C
SSD	438	1128	21-45 44 DRIVE	CHEUNG, SUET LIN CHAN	C
SSD	438	1129	21-45 44 DRIVE	SUNDARAM, LAURA	C
SSD	438	1130	21-45 44 DRIVE	HORNE, NATHANAEL	C
SSD	438	1131	21-45 44 DRIVE	RADEFF, GLORIA	C
SSD	438	1132	21-45 44 DRIVE	HORNE, NATHANAEL	C
SSD	438	1133	21-45 44 DRIVE	RADEFF, GLORIA	C
SSD	438	1134	21-45 44 DRIVE	PALMER, CRAIG	C
SSD	438	1135	21-45 44 DRIVE	LEE, AMY TSU YUN	C
SSD	438	1136	21-45 44 DRIVE	SCHNEIDER, STEVEN JAY	C
SSD	438	1137	21-45 44 DRIVE	KIERNAN, PATRICK	C
SSD	438	1138	21-45 44 DRIVE	KADEN, HEATHER A	C
SSD	438	1139	21-45 44 DRIVE	KADEN, HEATHER A	C
SSD	438	1140	21-45 44 DRIVE	PENG, BO	C
SSD	438	1141	21-45 44 DRIVE	DIEP, AARON	C
SSD	438	1142	21-45 44 DRIVE	LEE, TSUNG JU	C
SSD	438	1143	21-45 44 DRIVE	LEE, JUNG HI	C
SSD	438	1144	21-45 44 DRIVE	CHONG, CHOO MEE	C
SSD	438	1145	21-45 44 DRIVE	PILNIK, BEATRIZ	C
SSD	438	1146	21-45 44 DRIVE	LEGROUX, VINCENT	C
SSD	438	1147	21-45 44 DRIVE	SUN, FEI	C
SSD	438	1148	21-45 44 DRIVE	CHO, WINNIE WINGYEE	C
SSD	438	1149	21-45 44 DRIVE	YAFFE, JOEL CRAIG	C
SSD	438	1150	21-45 44 DRIVE	WANG, YUFAN S	C
SSD	438	1151	21-45 44 DRIVE	THIERY, BRUNO	C
SSD	438	1152	21-45 44 DRIVE	HUANG, YANG	C
SSD	447	1	11-57 44 DRIVE	IEA LLC	B
SSD	447	3	11-53 44 DRIVE	WERNER SCHILLING	C
SSD	447	4	11-51 44 DRIVE	SHIAU, CHIA JUNG	C
SSD	447	13	11-11 44 DRIVE	NEW YORK CITY INDUSTR	A
SSD	447	21	11-05 44 DRIVE	ARNOLD WEISS AND GERA	A
SSD	447	40	11-50 44 ROAD	WHITE FAMILY LIMITEDP	A

APPENDIX C

BENEFITTED PROPERTIES BY SUBDISTRICT

SUB-DISTRICT	BLOCK	LOT	STREET ADDRESS	OWNER	CLASS
SSD	448	1	44-46 11 STREET	44-40 11TH STREET, LL	A
SSD	448	5	10-43 44 DRIVE	10-43 44TH DRIVE, LLC	B
SSD	448	6	10-39 44 DRIVE	QUEENBEA 10-39 LLC	A
SSD	448	8	10-35 44 DRIVE	SANDRA L SEPNER	A
SSD	448	9	10-31 44 DRIVE	TERRA 44-DRIVE LLC	A
SSD	448	11	10-29 44 DRIVE	JGL-44, LLC	C
SSD	448	12	10-25 44 DRIVE	PROPPER PROPERTIES IN	A
SSD	448	13	10-23 44 DRIVE	SAAD PROPERTIES LLC	A
SSD	448	14	10-21 44 DRIVE	SAAD PROPERTIES LLC	C
SSD	448	24	10-20 10 STREET	RYDER TRUCK RENTAL IN	A
SSD	448	111	10-27 44 DRIVE	JGL-44, LLC	C
SSD	450	1	44-42 44 DRIVE	PROPPER PROPERTIES IN	A
SSD	450	2	9-01 44 DRIVE	CORASTOR HOLDING COMP	B
SSD	450	6	44-21 9 STREET	4429 HOSPITALITY GROU	A

APPENDIX D
LAND USE MAP

