

## OFFICE OF GENERAL COUNSEL

New York State Department of Environmental Conservation  
625 Broadway, 14th Floor, Albany, New York 12233-1500  
Phone: (518) 402-9185 • Fax: (518) 402-9018  
www.dec.ny.gov

March 25, 2016

### SENT VIA CERTIFIED MAIL – RETURN RECEIPT REQUESTED

Ms. Debra M. Leibler  
Acadia Republic Farmingdale LLC  
411 Theodore Fremd Ave.  
Suite 300  
Rye, New York 10580

**RE: Environmental Easement Package**  
**Site Name: NM Fairchild Republic Aircraft; Old Sump**  
**Site No.: 152004**

Dear Ms. Leibler:

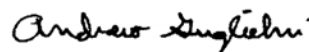
Enclosed, please find the fully executed Environmental Easement and TP 584 tax form referencing the site located at 950 Conklin Street, Babylon, NY and Acadia Republic Farmingdale, LLC.

Once the Environmental Easements is recorded, the local municipality will need to be notified via Certified Mail, Return Receipt Requested.

Please return a copy of the recorded easement marked by the County Clerk's Office with the date and location of recording, and a certified copy of the municipal notice. The information from the recorded easement and notices are necessary to process the Certificate of Completion.

If you have any further questions or concerns relating to this matter, please contact our office at 518-402-9510.

Sincerely,



Andrew Guglielmi, Esq.  
Section Chief A  
Bureau of Remediation



Department of  
Environmental  
Conservation

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*Andrew Guglielmi*

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Department of  
Environmental  
Conservation

**ENVIRONMENTAL EASEMENT GRANTED PURSUANT TO ARTICLE 71, TITLE 36  
OF THE NEW YORK STATE ENVIRONMENTAL CONSERVATION LAW**

**THIS INDENTURE** made this 24<sup>th</sup> day of March, 2016, between Owner(s) Acadia Republic Farmingdale LLC, having an office at 411 Theodore Fremd Avenue, Suite 300, Rye, NY 10580, County of Westchester, State of New York (the "Grantor"), and The People of the State of New York (the "Grantee."), acting through their Commissioner of the Department of Environmental Conservation (the "Commissioner", or "NYSDEC" or "Department" as the context requires) with its headquarters located at 625 Broadway, Albany, New York 12233,

**WHEREAS**, the Legislature of the State of New York has declared that it is in the public interest to encourage the remediation of abandoned and likely contaminated properties ("sites") that threaten the health and vitality of the communities they burden while at the same time ensuring the protection of public health and the environment; and

**WHEREAS**, the Legislature of the State of New York has declared that it is in the public interest to establish within the Department a statutory environmental remediation program that includes the use of Environmental Easements as an enforceable means of ensuring the performance of operation, maintenance, and/or monitoring requirements and the restriction of future uses of the land, when an environmental remediation project leaves residual contamination at levels that have been determined to be safe for a specific use, but not all uses, or which includes engineered structures that must be maintained or protected against damage to perform properly and be effective, or which requires groundwater use or soil management restrictions; and

**WHEREAS**, the Legislature of the State of New York has declared that Environmental Easement shall mean an interest in real property, created under and subject to the provisions of Article 71, Title 36 of the New York State Environmental Conservation Law ("ECL") which contains a use restriction and/or a prohibition on the use of land in a manner inconsistent with engineering controls which are intended to ensure the long term effectiveness of a site remedial program or eliminate potential exposure pathways to hazardous waste or petroleum; and

**WHEREAS**, Grantor, is the owner of real property located at the address of 950 Conklin Street in the Hamlet of East Farmingdale, Town of Babylon, County of Suffolk and State of New York, known and designated on the tax map of the County Clerk of Suffolk as tax map parcel numbers: Section 49.00 Block 2.00 Lots 7, 8, 10, 11 and 14, being the same as that property conveyed to Grantor by deed dated August 27, 2012 and recorded in the Suffolk County Clerk's Office in Liber and Page 12708/009. The property subject to this Environmental Easement (the "Controlled Property") comprises approximately 13.249 +/- acres, and is hereinafter more fully described in the Land Title Survey dated October 17, 2012 and last revised March 2, 2016 prepared by John P. Lynch, NYSPLS, which will be attached to the Site Management Plan. The Controlled Property description is set forth in and attached hereto as Schedule A; and

**WHEREAS**, the Department accepts this Environmental Easement in order to ensure the protection of public health and the environment and to achieve the requirements for remediation

established for the Controlled Property until such time as this Environmental Easement is extinguished pursuant to ECL Article 71, Title 36; and

**NOW THEREFORE**, in consideration of the mutual covenants contained herein and the terms and conditions of Order on Consent Index Numbers: W1-0461-90-02 and W1-0705-94-08, Grantor conveys to Grantee a permanent Environmental Easement pursuant to ECL Article 71, Title 36 in, on, over, under, and upon the Controlled Property as more fully described herein ("Environmental Easement").

1. **Purposes.** Grantor and Grantee acknowledge that the Purposes of this Environmental Easement are: to convey to Grantee real property rights and interests that will run with the land in perpetuity in order to provide an effective and enforceable means of encouraging the reuse and redevelopment of this Controlled Property at a level that has been determined to be safe for a specific use while ensuring the performance of operation, maintenance, and/or monitoring requirements; and to ensure the restriction of future uses of the land that are inconsistent with the above-stated purpose.

2. **Institutional and Engineering Controls.** The controls and requirements listed in the Department approved Site Management Plan ("SMP") including any and all Department approved amendments to the SMP are incorporated into and made part of this Environmental Easement. These controls and requirements apply to the use of the Controlled Property, run with the land, are binding on the Grantor and the Grantor's successors and assigns, and are enforceable in law or equity against any owner of the Controlled Property, any lessees and any person using the Controlled Property.

A. (1) The Controlled Property may be used for:

**Commercial as described in 6 NYCRR Part 375-1.8(g)(2)(iii) and Industrial as described in 6 NYCRR Part 375-1.8(g)(2)(iv)**

(2) All Engineering Controls must be operated and maintained as specified in the Site Management Plan (SMP);

(3) All Engineering Controls must be inspected at a frequency and in a manner defined in the SMP;

(4) The use of groundwater underlying the property is prohibited without necessary water quality treatment as determined by the NYSDOH or the Suffolk County Department of Health to render it safe for use as drinking water or for industrial purposes, and the user must first notify and obtain written approval to do so from the Department;

(5) Groundwater and other environmental or public health monitoring must be performed as defined in the SMP;

(6) Data and information pertinent to Site Management of the Controlled Property must be reported at the frequency and in a manner defined in the SMP;

(7) All future activities on the property that will disturb remaining contaminated material must be conducted in accordance with the SMP;

(8) Monitoring to assess the performance and effectiveness of the remedy must be performed as defined in the SMP;

(9) Operation, maintenance, monitoring, inspection, and reporting of any mechanical or physical components of the remedy shall be performed as defined in the SMP;

(10) Access to the site must be provided to agents, employees or other representatives of the State of New York with reasonable prior notice to the property owner to assure compliance with the restrictions identified by this Environmental Easement.

B. The Controlled Property shall not be used for Residential or Restricted Residential purposes as defined in 6NYCRR 375-1.8(g)(2)(i) and (ii), and the above-stated engineering controls may not be discontinued without an amendment or extinguishment of this Environmental Easement.

C. The SMP describes obligations that the Grantor assumes on behalf of Grantor, its successors and assigns. The Grantor's assumption of the obligations contained in the SMP which may include sampling, monitoring, and/or operating a treatment system, and providing certified reports to the NYSDEC, is and remains a fundamental element of the Department's determination that the Controlled Property is safe for a specific use, but not all uses. The SMP may be modified in accordance with the Department's statutory and regulatory authority. The Grantor and all successors and assigns, assume the burden of complying with the SMP and obtaining an up-to-date version of the SMP from:

Site Control Section  
Division of Environmental Remediation  
NYSDEC  
625 Broadway  
Albany, New York 12233  
Phone: (518) 402-9553

D. Grantor must provide all persons who acquire any interest in the Controlled Property a true and complete copy of the SMP that the Department approves for the Controlled Property and all Department-approved amendments to that SMP.

E. Grantor covenants and agrees that until such time as the Environmental Easement is extinguished in accordance with the requirements of ECL Article 71, Title 36 of the ECL, the property deed and all subsequent instruments of conveyance relating to the Controlled Property shall state in at least fifteen-point bold-faced type:

**This property is subject to an Environmental Easement held**

**by the New York State Department of Environmental Conservation pursuant to Title 36 of Article 71 of the Environmental Conservation Law.**

F. Grantor covenants and agrees that this Environmental Easement shall be incorporated in full or by reference in any leases, licenses, or other instruments granting a right to use the Controlled Property.

G. Grantor covenants and agrees that it shall, at such time as NYSDEC may require, submit to NYSDEC a written statement by an expert the NYSDEC may find acceptable certifying under penalty of perjury, in such form and manner as the Department may require, that:

(1) the inspection of the site to confirm the effectiveness of the institutional and engineering controls required by the remedial program was performed under the direction of the individual set forth at 6 NYCRR Part 375-1.8(h)(3).

(2) the institutional controls and/or engineering controls employed at such site:  
(i) are in-place;  
(ii) are unchanged from the previous certification, or that any identified changes to the controls employed were approved by the NYSDEC and that all controls are in the Department-approved format; and

(iii) that nothing has occurred that would impair the ability of such control to protect the public health and environment;

(3) the owner will continue to allow access to such real property to evaluate the continued maintenance of such controls;

(4) nothing has occurred that would constitute a violation or failure to comply with any site management plan for such controls;

(5) the report and all attachments were prepared under the direction of, and reviewed by, the party making the certification;

(6) to the best of his/her knowledge and belief, the work and conclusions described in this certification are in accordance with the requirements of the site remedial program, and generally accepted engineering practices; and

(7) the information presented is accurate and complete.

3. Right to Enter and Inspect. Grantee, its agents, employees, or other representatives of the State may enter and inspect the Controlled Property in a reasonable manner and at reasonable times to assure compliance with the above-stated restrictions.

4. Reserved Grantor's Rights. Grantor reserves for itself, its assigns, representatives, and successors in interest with respect to the Property, all rights as fee owner of the Property, including:

A. Use of the Controlled Property for all purposes not inconsistent with, or limited by the terms of this Environmental Easement;

B. The right to give, sell, assign, or otherwise transfer part or all of the underlying fee interest to the Controlled Property, subject and subordinate to this Environmental Easement;

5. Enforcement

A. This Environmental Easement is enforceable in law or equity in perpetuity by Grantor, Grantee, or any affected local government, as defined in ECL Section 71-3603, against the owner of the Property, any lessees, and any person using the land. Enforcement shall not be defeated because of any subsequent adverse possession, laches, estoppel, or waiver. It is not a defense in any action to enforce this Environmental Easement that: it is not appurtenant to an interest in real property; it is not of a character that has been recognized traditionally at common law; it imposes a negative burden; it imposes affirmative obligations upon the owner of any interest in the burdened property; the benefit does not touch or concern real property; there is no privity of estate or of contract; or it imposes an unreasonable restraint on alienation.

B. If any person violates this Environmental Easement, the Grantee may revoke the Certificate of Completion with respect to the Controlled Property.

C. Grantee shall notify Grantor of a breach or suspected breach of any of the terms of this Environmental Easement. Such notice shall set forth how Grantor can cure such breach or suspected breach and give Grantor a reasonable amount of time from the date of receipt of notice in which to cure. At the expiration of such period of time to cure, or any extensions granted by Grantee, the Grantee shall notify Grantor of any failure to adequately cure the breach or suspected breach, and Grantee may take any other appropriate action reasonably necessary to remedy any breach of this Environmental Easement, including the commencement of any proceedings in accordance with applicable law.

D. The failure of Grantee to enforce any of the terms contained herein shall not be deemed a waiver of any such term nor bar any enforcement rights.

6. Notice. Whenever notice to the Grantee (other than the annual certification) or approval from the Grantee is required, the Party providing such notice or seeking such approval shall identify the Controlled Property by referencing the following information:

County, NYSDEC Site Number, NYSDEC Brownfield Cleanup Agreement, State Assistance Contract or Order Number, and the County tax map number or the Liber and Page or computerized system identification number.

Parties shall address correspondence to:      Site Number: 152004  
Office of General Counsel  
NYSDEC  
625 Broadway  
Albany New York 12233-5500

With a copy to:                                      Site Control Section  
Division of Environmental Remediation  
NYSDEC  
625 Broadway  
Albany, NY 12233

All notices and correspondence shall be delivered by hand, by registered mail or by Certified mail

and return receipt requested. The Parties may provide for other means of receiving and communicating notices and responses to requests for approval.

7. Recordation. Grantor shall record this instrument, within thirty (30) days of execution of this instrument by the Commissioner or her/his authorized representative in the office of the recording officer for the county or counties where the Property is situated in the manner prescribed by Article 9 of the Real Property Law.

8. Amendment. Any amendment to this Environmental Easement may only be executed by the Commissioner of the New York State Department of Environmental Conservation or the Commissioner's Designee, and filed with the office of the recording officer for the county or counties where the Property is situated in the manner prescribed by Article 9 of the Real Property Law.

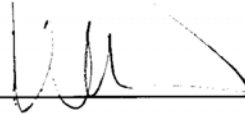
9. Extinguishment. This Environmental Easement may be extinguished only by a release by the Commissioner of the New York State Department of Environmental Conservation, or the Commissioner's Designee, and filed with the office of the recording officer for the county or counties where the Property is situated in the manner prescribed by Article 9 of the Real Property Law.

10. Joint Obligation. If there are two or more parties identified as Grantor herein, the obligations imposed by this instrument upon them shall be joint and several.

**Remainder of Page Intentionally Left Blank**

**IN WITNESS WHEREOF**, Grantor has caused this instrument to be signed in its name.

Acadia Republic Farmingdale LLC:

By: 

Print Name: Robert Masters

Title: Senior V.P. Date: March 17, 2016

**Grantor's Acknowledgment**

STATE OF NEW YORK    )  
  ) ss:  
COUNTY OF WESTCHESTER)

On the 17th day of March, in the year 2016, before me, the undersigned, personally appeared Robert Masters, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

  
Notary Public - State of New York

**DEBRA M. LEIBLER**  
**NOTARY PUBLIC-STATE OF NEW YORK**  
**No. 01LE6005994**  
**Qualified in Dutchess County**  
**My Commission Expires April 20, 2018**

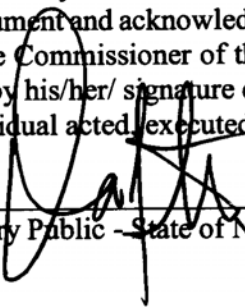
**THIS ENVIRONMENTAL EASEMENT IS HEREBY ACCEPTED BY THE PEOPLE OF THE STATE OF NEW YORK, Acting By and Through the Department of Environmental Conservation as Designee of the Commissioner,**

By:   
Robert W. Schick, Director  
Division of Environmental Remediation

**Grantee's Acknowledgment**

STATE OF NEW YORK     )  
  ) ss:  
COUNTY OF ALBANY     )

On the 24<sup>th</sup> day of March, in the year 2016 before me, the undersigned, personally appeared Robert W. Schick, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name is (are) subscribed to the within instrument and acknowledged to me that he/she/ executed the same in his/her/ capacity as Designee of the Commissioner of the State of New York Department of Environmental Conservation, and that by his/her/ signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

  
\_\_\_\_\_  
Notary Public - State of New York

**David J. Chiusano**  
**Notary Public, State of New York**  
**No. 01CH5082146**  
**Qualified in Schenectady County**  
**Commission Expires August 22, 2016**

**SCHEDULE "A" PROPERTY DESCRIPTION**

**METES AND BOUNDS DESCRIPTION  
ENVIRONMENTAL EASEMENT - LOTS 7, 8, 10 & 14, BLOCK 2  
EAST FARMINGDALE, TOWN OF BABYLON  
SUFFOLK COUNTY, STATE OF NEW YORK**

BEGINNING AT A POINT, SAID POINT BEING SOUTH 11 DEGREES 00 MINUTES 16 SECONDS WEST, A DISTANCE OF 348.24 FEET FROM THE CORNER FORMED BY THE INTERSECTION OF THE EASTERLY LINE OF EAST CARMANS ROAD (50 FEET WIDE) AND THE SOUTHERLY LINE OF CONKLIN STREET (A.K.A. ROUTE 24, 70 FEET WIDE) AND FROM SAID POINT AND PLACE OF BEGINNING RUNNING THENCE;

1. ALONG THE DIVIDING LINE OF LOT 7 WITH LOT 6 & LOT 5, BLOCK 2, SOUTH 87 DEGREES 39 MINUTES 24 SECONDS EAST, A DISTANCE OF 635.68 FEET TO A POINT;

2. ALONG THE WESTERLY LINE OF BROAD HOLLOW ROAD (A.K.A. ROUTE 110, 140 FEET WIDE), SOUTH 02 DEGREES 20 MINUTES 06 SECONDS WEST, A DISTANCE OF 274.13 FEET TO A POINT, RUNNING THENCE ALONG A LINE THROUGH THE INTERIOR OF LOT 7, BLOCK 2 THE FOLLOWING THREE (3) COURSES:

3. NORTH 48 DEGREES 07 MINUTES 17 SECONDS WEST, A DISTANCE OF 210.00 FEET TO A POINT, THENCE;

4. SOUTH 41 DEGREES 52 MINUTES 43 SECONDS WEST, A DISTANCE OF 25.00 FEET TO A POINT, THENCE;

5. SOUTH 48 DEGREES 07 MINUTES 17 SECONDS EAST, A DISTANCE OF 220.36 FEET TO A POINT, THENCE;

6. ALONG THE DIVIDING LINE OF LOT 7 AND LOT 10, BLOCK 2, SOUTH 87 DEGREES 54 MINUTES 25 SECONDS EAST, A DISTANCE OF 7.92 FEET TO A POINT, THENCE;

7. ALONG THE WESTERLY LINE OF BROAD HOLLOW ROAD, SOUTH 02 DEGREES 20 MINUTES 06 MINUTES WEST, A DISTANCE OF 15.00 FEET TO A POINT, THENCE;

8. ALONG THE DIVIDING LINE OF LOT 10 AND LOT 13.1, BLOCK 2, NORTH 87 DEGREES 39 MINUTES 54 SECONDS WEST, A DISTANCE OF 150.00 FEET TO A POINT, THENCE;

9. ALONG THE DIVIDING LINE OF LOT 11 WITH LOT 13.1 & LOT 13.2, BLOCK 2, SOUTH 02 DEGREES 20 MINUTES 06 SECONDS WEST, A DISTANCE OF 535.00 FEET TO A POINT, RUNNING THENCE ALONG THE DIVIDING LINE OF LOT 11 AND LOT 9.6, BLOCK 2 THE FOLLOWING TWO (2) COURSES:

10. NORTH 87 DEGREES 39 MINUTES 54 SECONDS WEST, A DISTANCE OF 40.00 FEET TO A POINT, THENCE;

11. SOUTH 02 DEGREES 20 MINUTES 06 SECONDS WEST, A DISTANCE OF 260.00 FEET TO A POINT, THENCE;

12. ALONG THE DIVIDING LINE OF LOT 11 WITH LOT 9.7 & LOT 9, BLOCK 2, NORTH 87 DEGREES 39 MINUTES 54 SECONDS WEST, A DISTANCE OF 421.17 FEET TO A POINT, RUNNING THENCE ALONG THE DIVIDING LINE BETWEEN LOT 11 AND LOT 9 THE FOLLOWING TWO (2) COURSES:

13. NORTH 10 DEGREES 56 MINUTES 26 SECONDS EAST, A DISTANCE OF 148.54 FEET TO A POINT, THENCE;

14. SOUTH 79 DEGREES 03 MINUTES 34 SECONDS EAST, A DISTANCE OF 9.00 FEET TO A POINT, THENCE;

15. ALONG THE DIVIDING LINE OF LOT 10 AND LOT 9, BLOCK 2, NORTH 10 DEGREES 56 MINUTES 26 SECONDS EAST, A DISTANCE OF 280.00 FEET TO A POINT, THENCE;

16. ALONG THE DIVIDING LINE OF LOT 8 AND LOT 9, BLOCK 2, NORTH 78 DEGREES 59 MINUTES 14 SECONDS WEST, A DISTANCE OF 200.22 FEET TO A POINT, THENCE;

17. ALONG THE EASTERLY LINE OF EAST CARMANS ROAD, NORTH 11 DEGREES 00 MINUTES 46 SECONDS EAST, A DISTANCE OF 665.10 FEET TO THE POINT AND PLACE OF BEGINNING.



# Combined Real Estate Transfer Tax Return, Credit Line Mortgage Certificate, and Certification of Exemption from the Payment of Estimated Personal Income Tax

See Form TP-584-I, Instructions for Form TP-584, before completing this form. Print or type.

**Schedule A – Information relating to conveyance**

|   |   |   |
|---|---|---|
| Grantor/Transferor<br><input type="checkbox"/> Individual<br><input type="checkbox"/> Corporation<br><input type="checkbox"/> Partnership<br><input type="checkbox"/> Estate/Trust<br><input checked="" type="checkbox"/> Single member LLC<br><input type="checkbox"/> Other | Name (if individual, last, first, middle initial) ( <input type="checkbox"/> check if more than one grantor)<br>ACADIA REPUBLIC FARMINGDALE LLC<br>Mailing address<br>411 THEODORE FREMD AVENUE, SUITE 300<br>City State ZIP code<br>Rye NY 10580<br>Single member's name if grantor is a single member LLC (see instructions)<br>ACADIA STRATEGIC OPPORTUNITY FUND | Social security number<br><br>Social security number<br><br>Federal EIN<br>20-8949312<br>Single member EIN or SSN<br>20-8949312 |
| Grantee/Transferee<br><input type="checkbox"/> Individual<br><input type="checkbox"/> Corporation<br><input type="checkbox"/> Partnership<br><input type="checkbox"/> Estate/Trust<br><input type="checkbox"/> Single member LLC<br><input checked="" type="checkbox"/> Other | Name (if individual, last, first, middle initial) ( <input type="checkbox"/> check if more than one grantee)<br>DEPARTMENT OF ENVIRONMENTAL CONSERVATION<br>Mailing address<br>625 BROADWAY<br>City State ZIP code<br>Albany NY 12207<br>Single member's name if grantee is a single member LLC (see instructions)  | Social security number<br><br>Social security number<br><br>Federal EIN<br>14-6013200<br>Single member EIN or SSN               |

Location and description of property conveyed

| Tax map designation – Section, block & lot (include dots and dashes) | SWIS code (six digits) | Street address     | City, town, or village | County  |
|--|------------------------|--------------------|------------------------|---------|
| See Addendum   | 472000                 | 950 Conklin Street | Babylon                | Suffolk |

Type of property conveyed (check applicable box)

|   |  |  |  |  |      |       |     |      |  |
|---|--|--|--|--|------|-------|-----|------|--|
| 1 <input type="checkbox"/> One- to three-family house<br>2 <input type="checkbox"/> Residential cooperative<br>3 <input type="checkbox"/> Residential condominium<br>4 <input type="checkbox"/> Vacant land | 5 <input checked="" type="checkbox"/> Commercial/Industrial<br>6 <input type="checkbox"/> Apartment building<br>7 <input type="checkbox"/> Office building<br>8 <input type="checkbox"/> Other _____ | Date of conveyance<br><table style="border: 1px solid black; width: 100%; text-align: center;"> <tr> <td style="width: 33%; border-right: 1px solid black;"> </td> <td style="width: 33%; border-right: 1px solid black;"> </td> <td style="width: 33%;">2016</td> </tr> <tr> <td style="font-size: small;">month</td> <td style="font-size: small;">day</td> <td style="font-size: small;">year</td> </tr> </table> |  |  | 2016 | month | day | year | Percentage of real property conveyed which is residential real property _____ 0.00 %<br>(see instructions) |
|   |  | 2016   |  |  |      |       |     |      |  |
| month   | day  | year   |  |  |      |       |     |      |  |

Condition of conveyance (check all that apply)

|  |  |   |
|--|--|---|
| a. <input type="checkbox"/> Conveyance of fee interest<br><br>b. <input type="checkbox"/> Acquisition of a controlling interest (state percentage acquired _____ %)<br><br>c. <input type="checkbox"/> Transfer of a controlling interest (state percentage transferred _____ %)<br><br>d. <input type="checkbox"/> Conveyance to cooperative housing corporation<br><br>e. <input type="checkbox"/> Conveyance pursuant to or in lieu of foreclosure or enforcement of security interest (attach Form TP-584.1, Schedule E) | f. <input type="checkbox"/> Conveyance which consists of a mere change of identity or form of ownership or organization (attach Form TP-584.1, Schedule F)<br><br>g. <input type="checkbox"/> Conveyance for which credit for tax previously paid will be claimed (attach Form TP-584.1, Schedule G)<br><br>h. <input type="checkbox"/> Conveyance of cooperative apartment(s)<br><br>i. <input type="checkbox"/> Syndication<br><br>j. <input type="checkbox"/> Conveyance of air rights or development rights<br><br>k. <input type="checkbox"/> Contract assignment | l. <input type="checkbox"/> Option assignment or surrender<br><br>m. <input type="checkbox"/> Leasehold assignment or surrender<br><br>n. <input type="checkbox"/> Leasehold grant<br><br>o. <input checked="" type="checkbox"/> Conveyance of an easement<br><br>p. <input type="checkbox"/> Conveyance for which exemption from transfer tax claimed (complete Schedule B, Part III)<br><br>q. <input type="checkbox"/> Conveyance of property partly within and partly outside the state<br><br>r. <input type="checkbox"/> Conveyance pursuant to divorce or separation<br><br>s. <input type="checkbox"/> Other (describe) _____ |
|--|--|---|

|                             |  |               |                    |
|-----------------------------|--|---------------|--------------------|
| For recording officer's use | Amount received<br>Schedule B., Part I \$ _____<br>Schedule B., Part II \$ _____ | Date received | Transaction number |
|-----------------------------|--|---------------|--------------------|

**Schedule B – Real estate transfer tax return (Tax Law, Article 31)**

**Part I – Computation of tax due**

- 1 Enter amount of consideration for the conveyance (if you are claiming a total exemption from tax, check the exemption claimed box, enter consideration and proceed to Part III) .....  **Exemption claimed**
- 2 Continuing lien deduction (see instructions if property is taken subject to mortgage or lien) .....
- 3 Taxable consideration (subtract line 2 from line 1) .....
- 4 Tax: \$2 for each \$500, or fractional part thereof, of consideration on line 3 .....
- 5 Amount of credit claimed for tax previously paid (see instructions and attach Form TP-584.1, Schedule G) .....
- 6 Total tax due\* (subtract line 5 from line 4) .....

|    |  |      |
|----|--|------|
| 1. |  | 0 00 |
| 2. |  | 0 00 |
| 3. |  | 0 00 |
| 4. |  | 0 00 |
| 5. |  | 0 00 |
| 6. |  | 0 00 |

**Part II – Computation of additional tax due on the conveyance of residential real property for \$1 million or more**

- 1 Enter amount of consideration for conveyance (from Part I, line 1) .....
- 2 Taxable consideration (multiply line 1 by the percentage of the premises which is residential real property, as shown in Schedule A) ...
- 3 Total additional transfer tax due\* (multiply line 2 by 1% (.01)) .....

|    |  |      |
|----|--|------|
| 1. |  | 0 00 |
| 2. |  | 0 00 |
| 3. |  | 0 00 |

**Part III – Explanation of exemption claimed on Part I, line 1 (check any boxes that apply)**

The conveyance of real property is exempt from the real estate transfer tax for the following reason:

- a. Conveyance is to the United Nations, the United States of America, the state of New York, or any of their instrumentalities, agencies, or political subdivisions (or any public corporation, including a public corporation created pursuant to agreement or compact with another state or Canada)..... a
- b. Conveyance is to secure a debt or other obligation..... b
- c. Conveyance is without additional consideration to confirm, correct, modify, or supplement a prior conveyance..... c
- d. Conveyance of real property is without consideration and not in connection with a sale, including conveyances conveying realty as bona fide gifts ..... d
- e. Conveyance is given in connection with a tax sale..... e
- f. Conveyance is a mere change of identity or form of ownership or organization where there is no change in beneficial ownership. (This exemption cannot be claimed for a conveyance to a cooperative housing corporation of real property comprising the cooperative dwelling or dwellings.) Attach Form TP-584.1, Schedule F..... f
- g. Conveyance consists of deed of partition..... g
- h. Conveyance is given pursuant to the federal Bankruptcy Act ..... h
- i. Conveyance consists of the execution of a contract to sell real property, without the use or occupancy of such property, or the granting of an option to purchase real property, without the use or occupancy of such property ..... i
- j. Conveyance of an option or contract to purchase real property with the use or occupancy of such property where the consideration is less than \$200,000 and such property was used solely by the grantor as the grantor's personal residence and consists of a one-, two-, or three-family house, an individual residential condominium unit, or the sale of stock in a cooperative housing corporation in connection with the grant or transfer of a proprietary leasehold covering an individual residential cooperative apartment..... j
- k. Conveyance is not a conveyance within the meaning of Tax Law, Article 31, section 1401(e) (attach documents supporting such claim) ..... k

\*The total tax (from Part I, line 6 and Part II, line 3 above) is due within 15 days from the date conveyance. Please make check(s) payable to the county clerk where the recording is to take place. If the recording is to take place in the New York City boroughs of Manhattan, Bronx, Brooklyn, or Queens, make check(s) payable to the **NYC Department of Finance**. If a recording is not required, send this return and your check(s) made payable to the **NYS Department of Taxation and Finance**, directly to the NYS Tax Department, RETT Return Processing, PO Box 5045, Albany NY 12205-5045.



**Schedule D - Certification of exemption from the payment of estimated personal income tax (Tax Law, Article 22, section 663)**

Complete the following only if a fee simple interest or a cooperative unit is being transferred by an individual or estate or trust.

If the property is being conveyed by a referee pursuant to a foreclosure proceeding, proceed to Part II, and check the second box under Exemptions for nonresident transferor(s)/seller(s) and sign at bottom.

**Part I - New York State residents**

If you are a New York State resident transferor(s)/seller(s) listed in Schedule A of Form TP-584 (or an attachment to Form TP-584), you must sign the certification below. If one or more transferors/sellers of the real property or cooperative unit is a resident of New York State, each resident transferor/seller must sign in the space provided. If more space is needed, please photocopy this Schedule D and submit as many schedules as necessary to accommodate all resident transferors/sellers.

**Certification of resident transferor(s)/seller(s)**

This is to certify that at the time of the sale or transfer of the real property or cooperative unit, the transferor(s)/seller(s) as signed below was a resident of New York State, and therefore is not required to pay estimated personal income tax under Tax Law, section 663(a) upon the sale or transfer of this real property or cooperative unit.

|           |                 |      |
|-----------|-----------------|------|
| Signature | Print full name | Date |
| Signature | Print full name | Date |
| Signature | Print full name | Date |
| Signature | Print full name | Date |

**Note:** A resident of New York State may still be required to pay estimated tax under Tax Law, section 685(c), but not as a condition of recording a deed.

**Part II - Nonresidents of New York State**

If you are a nonresident of New York State listed as a transferor/seller in Schedule A of Form TP-584 (or an attachment to Form TP-584) but are not required to pay estimated personal income tax because one of the exemptions below applies under Tax Law, section 663(c), check the box of the appropriate exemption below. If any one of the exemptions below applies to the transferor(s)/seller(s), that transferor(s)/seller(s) is not required to pay estimated personal income tax to New York State under Tax Law, section 663. Each nonresident transferor/seller who qualifies under one of the exemptions below must sign in the space provided. If more space is needed, please photocopy this Schedule D and submit as many schedules as necessary to accommodate all nonresident transferors/sellers.

If none of these exemption statements apply, you must complete Form IT-2663, *Nonresident Real Property Estimated Income Tax Payment Form*, or Form IT-2664, *Nonresident Cooperative Unit Estimated Income Tax Payment Form*. For more information, see *Payment of estimated personal income tax*, on page 1 of Form TP-584-I.

**Exemption for nonresident transferor(s)/seller(s)**

This is to certify that at the time of the sale or transfer of the real property or cooperative unit, the transferor(s)/seller(s) (grantor) of this real property or cooperative unit was a nonresident of New York State, but is not required to pay estimated personal income tax under Tax Law, section 663 due to one of the following exemptions:

- The real property or cooperative unit being sold or transferred qualifies in total as the transferor's/seller's principal residence (within the meaning of Internal Revenue Code, section 121) from \_\_\_\_\_ Date to \_\_\_\_\_ Date (see instructions).
- The transferor/seller is a mortgagor conveying the mortgaged property to a mortgagee in foreclosure, or in lieu of foreclosure with no additional consideration.
- The transferor or transferee is an agency or authority of the United States of America, an agency or authority of the state of New York, the Federal National Mortgage Association, the Federal Home Loan Mortgage Corporation, the Government National Mortgage Association, or a private mortgage insurance company.

|           |                 |      |
|-----------|-----------------|------|
| Signature | Print full name | Date |
| Signature | Print full name | Date |
| Signature | Print full name | Date |
| Signature | Print full name | Date |



## **Change in Mailing Address for Certain Real Estate Transfer Tax Forms if Using a Private Delivery Service**

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There has been a change to the address that must be used when submitting certain forms through a private delivery service rather than by U.S. Mail.

Send **Form TP-584**, *Combined Real Estate Transfer Tax Return, Credit Line Mortgage Certificate, and Certification of Exemption from the Payment of Estimated Personal Income Tax*, to:

NYS TAX DEPARTMENT  
DEPOSIT RESOLUTION UNIT  
90 COHOES AVE  
GREEN ISLAND NY 12183-1515

Send **Form TP-588**, *Cooperative Housing Corporation Information Return*, to:

NYS TAX DEPARTMENT  
TDAB – TRANSFER TAX  
90 COHOES AVE  
GREEN ISLAND NY 12183-1515

See Publication 55, *Designated Private Delivery Services*, for information about establishing the date you filed, and for the address to use for other forms.

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## TAX MAP DESIGNATION ADDENDUM

1. 49.00-2.00-001.00-472000
2. 49.00-2.00-004.00-472000
3. 49.00-2.00-005.00-472000
4. 49.00-2.00-006.00-472000
5. 49.00-2.00-007.00-472000
6. 49.00-2.00-008.00-472000
7. 49.00-2.00-010.00-472000
8. 49.00-2.00-014.00-472000