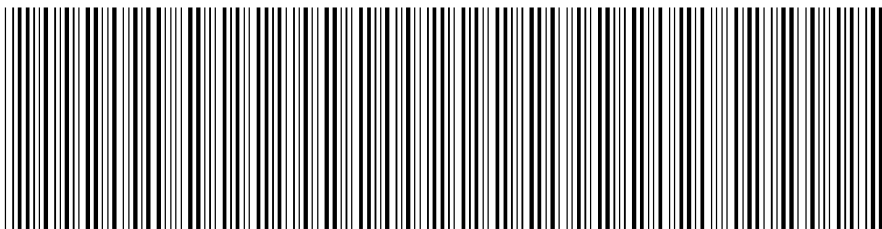


**NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER**

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RECORDING AND ENDORSEMENT COVER PAGE

PAGE 1 OF 6

Document ID: 2026040100274001

Document Date: 03-24-2026

Preparation Date: 04-02-2026

Document Type: EASEMENT

Document Page Count: 5

PRESENTER:

FRONTIER RECORDINGS
69 CASCADE DRIVE
SUITE 101
ROCHESTER, NY 14614
585-955-6111
RECORDINGS@FRONTIERABSTRACT.COM

RETURN TO:

FRONTIER RECORDINGS
69 CASCADE DRIVE
SUITE 101
ROCHESTER, NY 14614
585-955-6111
RECORDINGS@FRONTIERABSTRACT.COM

PROPERTY DATA

Borough	Block	Lot	Unit	Address
BROOKLYN	6662	40	Entire Lot	579 KINGS HIGHWAY
Property Type: 1-3 FAMILY WITH STORE / OFFICE				

CROSS REFERENCE DATA

CRFN _____ or DocumentID _____ or _____ Year _____ Reel _____ Page _____ or File Number _____

PARTIES

GRANTOR/SELLER:

579 KINGS HIGHWAY LLC
579 KINGS HIGHWAY
BROOKLYN, NY 11223

GRANTEE/BUYER:

THE PEOPLE OF THE STATE OF NEW YORK
625 BROADWAY
ALBANY, NY 12233

FEES AND TAXES

Mortgage :

Mortgage Amount: \$ 0.00

Taxable Mortgage Amount: \$ 0.00

Exemption:

TAXES: County (Basic): \$ 0.00

City (Additional): \$ 0.00

Spec (Additional): \$ 0.00

TASF: \$ 0.00

MTA: \$ 0.00

NYCTA: \$ 0.00

Additional MRT: \$ 0.00

TOTAL: \$ 0.00

Recording Fee: \$ 62.00

Affidavit Fee: \$ 0.00

Filing Fee:

\$ 0.00

NYC Real Property Transfer Tax:

\$ 0.00

NYS Real Estate Transfer Tax:

\$ 0.00

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

CITY OF NEW YORK

Recorded/Filed 04-02-2026 14:51

City Register File No.(CRFN):

2026000093535



Colette McChia-Jacques

City Register Official Signature

AMENDMENT TO ENVIRONMENTAL EASEMENT

This Amendment to Environmental Easement is made as of this 24th day of March, 2026, by and between The People of the State of New York, acting through their Commissioner of the Department of Environmental Conservation ("NYSDEC" or the "Department") with its headquarters located at 625 Broadway, Albany, New York 12233, and 579 Kings Highway LLC (the "Grantor") with its offices located at 579 Kings Highway, Brooklyn, NY 11223.

RECITALS

1. Grantor, 579 Kings Highway LLC, is the owner of real property located at the address of 579 Kings Highway in the City of New York, County of Kings and State of New York, known and designated on the tax map of the New York City Department of Finance as tax map parcel number: Block 6662 Lot 40, being the same as that property conveyed to Grantor by deed dated July 30, 2021 and recorded in the City Register of the City of New York in CRFN: 2021000306821.
2. The property referenced above comprises approximately 0.037 +/- acres, and is hereinafter more fully described in Exhibit A.
3. The Department and Grantor entered into that certain Environmental Easement ("Easement Agreement") dated as of March 2, 2026 and recorded in the in the City Register of the City of New York as CRFN: 2026000073439. Capitalized terms used herein without definition have the meanings ascribed to them in the Environmental Easement Agreement.
4. Pursuant to Section 1, 2, 3, 4, and 5 of the Easement Agreement, Grantor granted the Department rights and interests that run with the land in perpetuity in order to provide an effective and enforceable means of encouraging the reuse and redevelopment of the Controlled Property at a level that has been determined to be safe for a specific use while ensuring the performance of maintenance, monitoring or operation requirements; and to ensure the potential restriction of future uses of the land that are inconsistent with the stated purpose.
5. The Easement Agreement dated March 2, 2026 erroneously stated at Paragraph 2(A)(1) that the Controlled Property was only to 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)", and may only be used consistent with controls set out in that Section 2(A) of the Easement Agreement.
6. This Amendment to Environmental Easement is filed solely in order to correct a mutual mistake between the Department and Grantor relating to the allowed uses of the Controlled Property in Paragraph 2(A)(1) and prohibited uses of the Controlled Property in Paragraph 2(B) to that Environmental Easement dated March 2, 2026 and recorded in the in the City Register of the City of New York as CRFN: 2026000073439.

7. Pursuant to Section 8 of the Easement Agreement, the Department agrees to amend the Easement Agreement in the manner prescribed by Article 9 of the Real Property Law.

AMENDMENT OF ENVIRONMENTAL EASEMENT

- A. The above recitals are hereby incorporated into this Amendment of Environmental Easement.
- B. The Department and Grantor hereby agree that Paragraph 2(A)(1) of the Environmental Easement is hereby amended to read as follows:
- (1) The Controlled Property may be used for:
- Restricted Residential as described in 6 NYCRR Part 375-1.8(g)(2)(ii),
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)**
- C. The Department and Grantor hereby agree that Paragraph 2(B) of the Environmental Easement is hereby amended to read as follows:
- (B) The Controlled Property shall not be used for Residential purposes as defined in 6NYCRR 375-1.8(g)(2)(i), and the above-stated engineering controls may not be discontinued without an amendment or extinguishment of this Environmental Easement.
- D. All other terms of the March 2, 2026 Environmental Easement shall remain in effect.
- E. This Amendment of Environmental Easement inures to and binds the parties hereto and their respective successors and assigns.
- F. This Amendment of Environmental Easement shall be governed by and interpreted in accordance with the laws of the State of New York.

IN WITNESS WHEREOF, Grantor has caused this Amendment to Environmental Easement to be signed in its name.

579 Kings Highway LLC:

By: *Sony Rabiaa*

Print Name: SONY RABIAA

Title: owner Date: 3/17/2026

Grantor's Acknowledgment

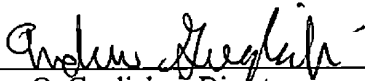
STATE OF NEW YORK)
COUNTY OF KINGS) ss:

On the 17th day of MARCH, in the year 20 26, before me, the undersigned, personally appeared SONY RABIAA, 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.

John E Halkias
Notary Public - State of New York

JOHN EMMANUEL HALKIAS
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 02HA6101586
Qualified in Kings County
My Commission Expires: 02-17-2028

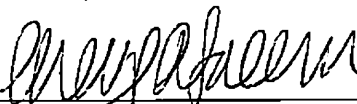
**THIS AMENDMENT OF THE ENVIRONMENTAL EASEMENT IS HEREBY
ACCEPTED BY THE PEOPLE OF THE STATE OF NEW YORK**, Acting By and Through
the Department of Environmental Conservation as Designee of the Commissioner,

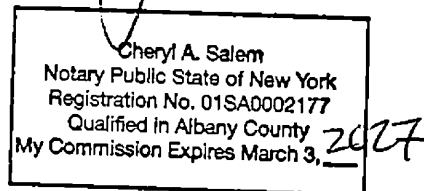
By: 
Andrew O. Guglielmi, Director
Division of Environmental Remediation

Grantee's Acknowledgment

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

On the 24th day of MARCH, in the year 2026 before me, the undersigned, personally
appeared Andrew O. Guglielmi, personally known to me or proved to me on the basis of
satisfactory evidence to be the individual whose name is subscribed to the within instrument and
acknowledged to me that he executed the same in his capacity as Designee of the Commissioner
of the State of New York Department of Environmental Conservation, and that by his 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



SCHEDULE "A" PROPERTY DESCRIPTION

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERECTED, SITUATE, LYING AND BEING IN THE BOROUGH OF BROOKLYN, COUNTY OF KINGS. CITY AND STATE OF NEW YORK BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHWESTERLY SIDE OF KINGS HIGHWAY AS NOW EXISTING AS A LEGAL STREET DISTANT 41 FEET 5 3/8 INCHES EASTERLY FROM THE CORNER FORMED BY THE INTERSECTION OF THE NORTHWESTERLY SIDE OF KINGS HIGHWAY AS NOW EXISTING AS A LEGAL STREET WITH THE EASTERLY SIDE OF EAST 5th STREET;

RUNNING THENCE NORTHERLY PARALLEL WITH EAST 5th STREET AND PART OF THE DISTANCE THROUGH A PARTY WALL 80 FEET;

THENCE NORTHEASTERLY PARALLEL WITH KINGS HIGHWAY AS NOW EXISTING AS A LEGAL STREET 20 FEET 1 3/8 INCHES;

THENCE SOUTHERLY PARALLEL WITH EAST 5th STREET AND PART OF THE DISTANCE THROUGH A PARTY WALL 80 FEET TO THE NORTHWESTERLY SIDE OF KINGS HIGHWAY AS NOW EXISTING AS A LEGAL STREET;

THENCE SOUTHWESTERLY ALONG THE NORTHWESTERLY SIDE OF KINGS HIGHWAY AS NOW EXISTING AS A LEGAL STREET 20 FEET 1 3/8 INCHES TO THE POINT OR PLACE OF BEGINNING.