NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER

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2026040100274001002E4184

RECORDING AND ENDORSEMENT COVER PAGE

Document ID: 2026040100274001 Document Date: 03-24-2026 Preparation Date: 04-02-2026
Document Type: EASEMENT
Document Page Count: 5

PRESENTER:	**RETURN TO:**
FRONTIER RECORDINGS 69 CASCADE DRIVE SUITE 101 ROCHESTER, NY 14614 585-955-6111 RECORDINGS@FRONTIERABSTRACT.COM	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:	**GRANTEE/BUYER:**
579 KINGS HIGHWAY LLC 579 KINGS HIGHWAY BROOKLYN, NY 11223	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 McClain-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: [signature]

Print Name: SONY RABIAA

Title: Owner Date: 3/17/2026

Grantor's Acknowledgment

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

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.

[signature]
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

Cheryl A. Salem
Notary Public State of New York
Registration No. 01SA0002177
Qualified in Albany County
My Commission Expires March 3, 2027

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.

NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER

2026040100274001002S8F05

SUPPORTING DOCUMENT COVER PAGE **PAGE 1 OF 1**

Document ID: 2026040100274001 Document Date: 03-24-2026 Preparation Date: 04-02-2026
Document Type: EASEMENT

SUPPORTING DOCUMENTS SUBMITTED:

	Page Count
MISCELLANEOUS	8

NYC
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FINANCE
NEW • YORK
THE CITY OF NEW YORK
DEPARTMENT OF FINANCE

NEW YORK CITY DEPARTMENT OF FINANCE

REAL PROPERTY TRANSFER TAX RETURN

(Pursuant to Title 11, Chapter 21, NYC Administrative Code)

TYPE OR PRINT LEGIBLY
If the transfer involves more than one grantor or grantee or a partnership, the names, addresses and Social Security Numbers or Employer Identification Numbers of all grantors or grantees and general partners must be provided on Schedule 3, page 3.

R

GRANTOR ▼

● Name
579 KINGS HIGHWAY LLC

● Grantor is a(n): ☐ individual ☐ partnership (must complete Schedule 3) (check one) ☐ corporation ☑ other LLC

Telephone Number
718-238-7444

● Permanent mailing address after transfer (number and street)
579 KINGS HIGHWAY

● City and State
BROOKLYN, NY

Zip Code
11223

● EMPLOYER IDENTIFICATION NUMBER
85-2321904 OR ● SOCIAL SECURITY NUMBER ___-__-____

GRANTEE ▼

● Name
THE PEOPLE OF THE STATE OF NEW YORK DEPT OF ENVIRONMENTAL CONS.

● Grantee is a(n): ☐ individual ☐ partnership (must complete Schedule 3) (check one) ☐ corporation ☑ other ______

Telephone Number

● Permanent mailing address after transfer (number and street)
625 BROADWAY

● City and State
ALBANY, NY

Zip Code
12233

● EMPLOYER IDENTIFICATION NUMBER
14-6013200 OR ● SOCIAL SECURITY NUMBER ___-__-____

▼ DO NOT WRITE IN THIS SPACE ▼
FOR OFFICE USE ONLY

● RETURN NUMBER ▲

● DEED SERIAL NUMBER ▲

● NYS REAL ESTATE TRANSFER TAX PAID ▲

PROPERTY LOCATION ▼

LIST EACH LOT SEPARATELY. ATTACH A RIDER IF ADDITIONAL SPACE IS REQUIRED

● Address (number and street)	Apt. No.	Borough	Block	Lot	# of Floors	Square Feet	● Assessed Value of Property
579 KINGS HIGHWAY		BROOKLYN	6662	40	2	1607	1932000.00

● DATE OF TRANSFER TO GRANTEE: ______________ ● PERCENTAGE OF INTEREST TRANSFERRED: ________%

CONDITION OF TRANSFER ▼ See Instructions

● Check (✓) all of the conditions that apply and fill out the appropriate schedules on pages 5-11 of this return. Additionally, Schedules 1 and 2 must be completed for all transfers.

a. ☐.....Arms length transfer
b. ☐.....Transfer in exercise of option to purchase
c. ☐.....Transfer from cooperative sponsor to cooperative corporation
d. ☐.....Transfer by referee or receiver (complete Schedule A, page 5)
e. ☐.....Transfer pursuant to marital settlement agreement or divorce decree
f. ☐.....Deed in lieu of foreclosure (complete Schedule C, page 6)
g. ☐.....Transfer pursuant to liquidation of an entity (complete Schedule D, page 6)
h. ☐.....Transfer from principal to agent, dummy, strawman or conduit or vice-versa (complete Schedule E, page 7)
i. ☐.....Transfer pursuant to trust agreement or will (attach a copy of trust agreement or will)
j. ☐.....Gift transfer not subject to indebtedness
k. ☐.....Gift transfer subject to indebtedness
l. ☐.....Transfer to a business entity in exchange for an interest in the business entity (complete Schedule F, page 7)
m. ☐.....Transfer to a governmental body
n. ☐.....Correction deed
o. ☐.....Transfer by or to a tax exempt organization (complete Schedule G, page 8).
p. ☐.....Transfer of property partly within and partly without NYC
q. ☐.....Transfer of successful bid pursuant to foreclosure
r. ☐.....Transfer by borrower solely as security for a debt or a transfer by lender solely to return such security
s. ☐.....Transfer wholly or partly exempt as a mere change of identity or form of ownership. Complete Schedule M, page 9)
t. ☐.....Transfer to a REIT or to a corporation or partnership controlled by a REIT. (Complete Schedule R, pages 10 and 11)
u. ☐.....Other transfer in connection with financing (describe): ______________
v. ☐.....Other (describe): ______________

● TYPE OF PROPERTY (✓)

- a. ☐ 1-3 family house
- b. ☐ Individual residential condominium unit
- c. ☐ Individual cooperative apartment
- d. ☐ Commercial condominium unit
- e. ☐ Commercial cooperative
- f. ☐ Apartment building
- g. ☐ Office building
- h. ☐ Industrial building
- i. ☐ Utility
- j. ☑ OTHER. (describe): COMMERCIAL

● TYPE OF INTEREST (✓)

Check box at LEFT if you intend to record a document related to this transfer. Check box at RIGHT if you do not intend to record a document related to this transfer.

	REC.		NON REC.
a.	☐	Fee	☐
b.	☐	Leasehold Grant	☐
c.	☐	Leasehold Assignment or Surrender	☐
d.	☑	Easement	☐
e.	☐	Development Rights	☐
f.	☐	Stock	☐
g.	☐	Partnership Interest	☐
h.	☐	OTHER. (describe):	☐

SCHEDULE 1 - DETAILS OF CONSIDERATION ▼

COMPLETE THIS SCHEDULE FOR ALL TRANSFERS AFTER COMPLETING THE APPROPRIATE SCHEDULES ON PAGES 5 THROUGH 11. ENTER "ZERO" ON LINE 11 IF THE TRANSFER REPORTED WAS WITHOUT CONSIDERATION.

1.	Cash	● 1.		
2.	Purchase money mortgage	● 2.		
3.	Unpaid principal of pre-existing mortgage(s)	● 3.		
4.	Accrued interest on pre-existing mortgage(s)	● 4.		
5.	Accrued real estate taxes	● 5.		
6.	Amounts of other liens on property	● 6.		
7.	Value of shares of stock or of partnership interest received	● 7.		
8.	Value of real or personal property received in exchange	● 8.		
9.	Amount of Real Property Transfer Tax and/or other taxes or expenses of the grantor which are paid by the grantee	● 9.		
10.	Other (describe):	● 10.		
11.	**TOTAL CONSIDERATION** (add lines 1 through 10 - must equal amount entered on line 1 of Schedule 2) (see instructions)	● 11.	$0	00

See instructions for special rules relating to transfers of cooperative units, liquidations, marital settlements and transfers of property to a business entity in return for an interest in the entity.

SCHEDULE 2 - COMPUTATION OF TAX ▼

A.	**Payment**	Pay amount shown on line 14 - *See Instructions*	Payment Enclosed: $0.00

1	Total Consideration (from line 11, above)	● 1.	$0	00
2.	Excludable liens (see instructions)	● 2.		
3.	Consideration (Line 1 less line 2)	● 3.	$0	00
4.	Tax Rate (see instructions)	● 4.		%
5.	Percentage change in beneficial ownership *(see instructions)*	● 5.	100	%
6.	Taxable consideration (multiply line 3 by line 5)	● 6.	$0	00
7.	Tax (multiply line 6 by line 4)	● 7.	$0	00
8.	Credit (see instructions)	● 8.		
9.	Tax due (line 7 less line 8) (if the result is negative, enter zero)	● 9.	$0	00
10.	Interest (see instructions)	● 10.		
11.	Penalty (see instructions)	● 11.		
12.	Total tax due (add lines 9, 10 and 11)	● 12.	$0	00
13.	Filing Fee	● 13.		
14.	**Total Remittance Due** (line 12 plus line 13)	● 14.	$0	00

SCHEDULE 3 - TRANSFERS INVOLVING MULTIPLE GRANTORS AND/OR GRANTEES OR A PARTNERSHIP ▼

NOTE If additional space is needed, attach copies of this schedule or an addendum listing all of the information required below.

GRANTOR(S)/PARTNER(S)

NAME	PERMANENT MAILING ADDRESS AFTER TRANSFER	CITY AND STATE	ZIP CODE	SOCIAL SECURITY NUMBER	OR EMPLOYER IDENTIFICATION NUMBER
579 KINGS HIGHWAY LLC	579 KINGS HIGHWAY	BROOKLYN, NY	11233	- -	85-2321904
				- -	-
				- -	-
				- -	-

GRANTEE(S)/PARTNER(S)

NAME	PERMANENT MAILING ADDRESS AFTER TRANSFER	CITY AND STATE	ZIP CODE	SOCIAL SECURITY NUMBER	OR EMPLOYER IDENTIFICATION NUMBER
THE PEOPLE OF THE STATE OF NEW YORK DEPT OF ENVIRONMENTAL CONS.	625 BROADWAY	ALBANY, NY	12233	- -	14-6013200
				- -	-
				- -	-
				- -	-

GRANTOR'S ATTORNEY ▼

Name of Attorney	Telephone Number	
JOHN E HALKIAS, ESQ	(718) 238-7444	
Address (number and street)	**City and State**	**Zip Code**
120 BAY RIDGE AVE	BROOKLYN, NY	11220
EMPLOYER IDENTIFICATION NUMBER: -	OR	SOCIAL SECURITY NUMBER: - -

GRANTEE'S ATTORNEY ▼

Name of Attorney	Telephone Number	
NYSDEC OFFICE OF GENERAL COUNSEL	(518) 402-8393	
Address (number and street)	**City and State**	**Zip Code**
625 BROADWAY	ALBANY, NY	12233
EMPLOYER IDENTIFICATION NUMBER: 14-6013200	OR	SOCIAL SECURITY NUMBER: - -

CERTIFICATION ▼

I swear or affirm that this return, including any accompanying schedules, affidavits and attachments, has been examined by me and is, to the best of my knowledge, a true and complete return made in good faith, pursuant to Title 11, Chapter 21 of the Administrative Code and the regulations issued thereunder.

GRANTOR

Sworn to and subscribed to before me on this 17th day of MARCH 2026.

85-2321904
EMPLOYER IDENTIFICATION NUMBER OR SOCIAL SECURITY NUMBER

579 KINGS HIGHWAY LLC
Name of Grantor

Signature of Notary

Signature of Grantor

Notary's stamp or seal

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

GRANTEE

Sworn to and subscribed to before me on this 24 day of March 2026.

14-6013200
EMPLOYER IDENTIFICATION NUMBER OR SOCIAL SECURITY NUMBER

THE PEOPLE OF THE STATE OF NEW YORK DEPT OF ENVIR.
Name of Grantee

Signature of Notary

Signature of Grantee

Notary's stamp or seal

Cheryl A. Salem
Notary Public State of New York
Registration No. 01SA0002177
Qualified in Albany County
My Commission Expires March 3, 2027

GRANTEE: To ensure that your property and water/sewer tax bills are sent to the proper address you must complete the Registration forms included in this packet. Owner's Registration Cards can also be obtained by calling the Department of Finance at (718) 935-9500.

TP-584-NYC (9/19)

Recording office time stamp

NEW YORK STATE

Department of Taxation and Finance

Combined Real Estate Transfer Tax Return, Credit Line Mortgage Certificate, and Certification of Exemption from the Payment of Estimated Personal Income Tax for the Conveyance of Real Property Located in New York City

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

Schedule A – Information relating to conveyance

Grantor/Transferor				
☐ Individual ☐ Corporation ☐ Partnership ☐ Estate/Trust ☐ Single member LLC ☐ Multi-member LLC ☐ Other	Name *(if individual, last, first, middle initial)* (☐ *mark an X if more than one grantor)*: 579 KINGS HIGHWAY LLC			Social Security number (SSN)
	Mailing address: 579 KINGS HIGHWAY			SSN
	City: BROOKLYN	State: NY	ZIP code: 11223	Employer identification number (EIN): 85-2321904
	Single member's name if grantor is a single member LLC *(see instructions)*			Single member EIN or SSN

Grantee/Transferee				
☐ Individual ☐ Corporation ☐ Partnership ☐ Estate/Trust ☐ Single member LLC ☐ Multi-member LLC ☐ Other	Name *(if individual, last, first, middle initial)* (☐ *mark an X if more than one grantee)*: THE PEOPLE OF THE STATE OF NEW YORK DEPT OF ENVIRONMENTAL CONS			SSN
	Mailing address: 625 BROADWAY			SSN
	City: ALBANY	State: NY	ZIP code: 12233	EIN: 14-6013200
	Single member's name if grantee is a single member LLC *(see instructions)*			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
3-6662-40	650000	579 KINGS HIGHWAY	BROOKLYN	KINGS

Type of property conveyed *(mark an X in applicable box)*

1 ☐ One- to three-family house
2 ☐ Residential cooperative
3 ☐ Residential condominium
4 ☐ Vacant land
5 ☒ Commercial/Industrial
6 ☐ Apartment building
7 ☐ Office building
8 ☐ Four-family dwelling
9 ☐ Other ________

Date of conveyance: ___ month ___ day ___ year

☐ Contract executed on or before April 1, 2019 *(see instructions)*

Percentage of real property conveyed which is residential real property ________% *(see instructions)*

Condition of conveyance *(mark all that apply)*

a. ☐ Conveyance of fee interest

b. ☐ Acquisition of a controlling interest (state percentage acquired ________%)

c. ☐ Transfer of a controlling interest (state percentage transferred ________%)

d. ☐ Conveyance to cooperative housing corporation

e. ☐ Conveyance pursuant to or in lieu of foreclosure or enforcement of security interest *(attach Form TP-584.1, Schedule E)*

f. ☐ Conveyance which consists of a mere change of identity or form of ownership or organization *(attach Form TP-584.1, Schedule F)*

g. ☐ Conveyance for which credit for tax previously paid will be claimed *(attach Form TP-584.1, Schedule G)*

h. ☐ Conveyance of cooperative apartment(s)

i. ☐ Syndication

j. ☐ Conveyance of air rights or development rights

k. ☐ Contract assignment

l. ☐ Option assignment or surrender

m. ☐ Leasehold assignment or surrender

n. ☐ Leasehold grant

o. ☒ Conveyance of an easement

p. ☐ Conveyance for which exemption from transfer tax claimed *(complete Schedule B, Part 4)*

q. ☐ Conveyance of property partly within and partly outside the state

r. ☐ Conveyance pursuant to divorce or separation

s. ☐ Other *(describe)* ________

For recording officer's use	Amount received	Date received	Transaction number
	Schedule B, Part 1 $		
	Schedule B, Part 2 $		
	Schedule B, Part 3 $		

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

Part 1 – Computation of tax due *(in addition to the tax on line 4, you must compute the tax on lines 5a and 5b, if applicable)*

1 Enter amount of consideration for the conveyance *(if you are claiming a total exemption from tax, mark an X in the Exemption claimed box, enter consideration and proceed to Part 4)* ☐ **Exemption claimed**	1.	
2 Continuing lien deduction *(see instructions if property is taken subject to mortgage or lien)*	2.	
3 Taxable consideration *(subtract line 2 from line 1)*	3.	
4 Tax: $2 for each $500, or fractional part thereof, of consideration on line 3	4.	
5a Tax: $1.25 for each $500, or fractional part thereof, of consideration for the conveyance of residential real property located in New York City if the amount on line 3 is $3 million or more *(see instructions)*	5a.	
5b Tax: $1.25 for each $500, or fractional part thereof, of consideration for the conveyance of property located in New York City other than residential real property, if the amount on line 1 is $2 million or more *(see instructions)*	5b.	
6 Total before credit(s) claimed *(add lines 4, 5a, and 5b)*	6.	
7 Amount of credit claimed for tax previously paid *(see instructions and attach Form TP-584.1, Schedule G)*	7.	
8 Total tax due* *(subtract line 7 from line 6)*	8.	

Part 2 – Computation of additional tax due on the conveyance of residential real property for $1 million or more *(see instructions)*

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

Part 3 – Computation of supplemental tax due on the conveyance of residential real property, or interest therein, located in New York City, for $2 million or more *(see instructions)*

1 Enter amount of consideration for conveyance *(from Part 1, line 1)*	1.	
2 Taxable consideration *(multiply line 1 by the percentage of the premises which is residential real property, as shown in Schedule A)*	2.	
3 Total supplemental transfer tax due* *(multiply line 2 by tax rate, see instruction for rates)*	3.	

*** The total tax (from Part 1, line 8; Part 2, line 3; and Part 3, line 3 above) is due within 15 days from the date of conveyance.**

Part 4 – Explanation of exemption claimed on Part 1, line 1 *(mark an X in 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, New York State, 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, § 1401(e) *(attach documents supporting such claim)* ..... k ☐

Schedule C – Credit Line Mortgage Certificate (Tax Law Article 11)

Complete the following only if the interest being transferred is a fee simple interest.
This is to certify that: *(mark an X in the appropriate box)*

1. ☒ The real property being sold or transferred is not subject to an outstanding credit line mortgage.

2. ☐ The real property being sold or transferred is subject to an outstanding credit line mortgage. However, an exemption from the tax is claimed for the following reason:
   - a ☐ The transfer of real property is a transfer of a fee simple interest to a person or persons who held a fee simple interest in the real property (whether as a joint tenant, a tenant in common or otherwise) immediately before the transfer.
   - b ☐ The transfer of real property is (A) to a person or persons related by blood, marriage or adoption to the original obligor or to one or more of the original obligors or (B) to a person or entity where 50% or more of the beneficial interest in such real property after the transfer is held by the transferor or such related person or persons (as in the case of a transfer to a trustee for the benefit of a minor or the transfer to a trust for the benefit of the transferor).
   - c ☐ The transfer of real property is a transfer to a trustee in bankruptcy, a receiver, assignee, or other officer of a court.
   - d ☐ The maximum principal amount secured by the credit line mortgage is $3 million or more, and the real property being sold or transferred is **not** principally improved nor will it be improved by a one- to six-family owner-occupied residence or dwelling.

     Note: for purposes of determining whether the maximum principal amount secured is $3 million or more as described above, the amounts secured by two or more credit line mortgages may be aggregated under certain circumstances. See TSB-M-96(6)-R for more information regarding these aggregation requirements.
   - e ☐ Other *(attach detailed explanation).*

3. ☐ The real property being transferred is presently subject to an outstanding credit line mortgage. However, no tax is due for the following reason:
   - a ☐ A certificate of discharge of the credit line mortgage is being offered at the time of recording the deed.
   - b ☐ A check has been drawn payable for transmission to the credit line mortgagee or the mortgagee's agent for the balance due, and a satisfaction of such mortgage will be recorded as soon as it is available.

4. ☐ The real property being transferred is subject to an outstanding credit line mortgage recorded in ____________ (insert liber and page or reel or other identification of the mortgage). The maximum principal amount of debt or obligation secured by the mortgage is ____________. No exemption from tax is claimed and the tax of ____________ is being paid herewith. *(Make check payable to county clerk where deed will be recorded or, if the recording is to take place in New York City but not in Richmond County, make check payable to the **NYC Department of Finance.**)*

Signature (both the grantors and grantees must sign)

The undersigned certify that the above information contained in Schedules A, B, and C, including any return, certification, schedule, or attachment, is to the best of their knowledge, true and complete, and authorize the person(s) submitting such form on their behalf to receive a copy for purposes of recording the deed or other instrument effecting the conveyance.

Grantor signature	Title	Grantee signature	Title
[signature]	MANAGER	[signature]	Director of Remediation

Reminder: Did you complete all of the required information in Schedules A, B, and C? Are you required to complete Schedule D? If you marked *e, f,* or *g* in Schedule A, did you complete Form TP-584.1? If the contract was executed prior to April 1, 2019, did you attach the necessary verification? Have you attached your check(s) made payable to the county clerk where recording will take place or, if the recording is in the New York City boroughs of Manhattan, Bronx, Brooklyn, or Queens, to the ***NYC Department of Finance***? If no recording is 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 12205-0045. If not using U.S. Mail, see Publication 55, *Designated Private Delivery Services.*

Schedule D – Certification of exemption from the payment of estimated personal income tax (Tax Law, Article 22, § 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 2, mark an *X* in the second box under *Exemptions for nonresident transferors/sellers*, and sign at bottom.

Part 1 – New York State residents

If you are a New York State resident transferor/seller listed in Form TP-584-NYC, Schedule A (or an attachment to Form TP-584-NYC), 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, photocopy this Schedule D and submit as many schedules as necessary to accommodate all resident transferors/sellers.

Certification of resident transferors/sellers

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

Signature	Print full name	Date
Signature [signature]	Print full name Sony Rabiaa	Date 3/17/2026
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 § 685(c), but not as a condition of recording a deed.

Part 2 – Nonresidents of New York State

If you are a nonresident of New York State listed as a transferor/seller in Form TP-584-NYC, Schedule A (or an attachment to Form TP-584-NYC) but are not required to pay estimated personal income tax because one of the exemptions below applies under Tax Law § 663(c), mark the box of the appropriate exemption below. If any one of the exemptions below applies to the transferor/seller, that transferor/seller is not required to pay estimated personal income tax to New York State under Tax Law § 663. **Each** nonresident transferor/seller who qualifies under one of the exemptions below must sign in the space provided. If more space is needed, 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 Form TP-584-NYC-I, page 1.

Exemption for nonresident transferors/sellers

This is to certify that at the time of the sale or transfer of the real property or cooperative unit, the transferor/seller (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 § 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 New York State, 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
Signature	Print full name	Date