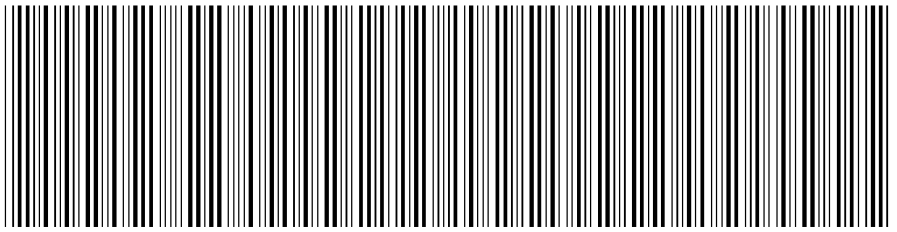


NYC DEPARTMENT OF FINANCE  
OFFICE OF THE CITY REGISTER

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2023032200839001003EFA04

RECORDING AND ENDORSEMENT COVER PAGE

PAGE 1 OF 5

Document ID: 2023032200839001

Document Date: 04-03-2023

Preparation Date: 05-04-2023

Document Type: EASEMENT

Document Page Count: 4

PRESENTER:

VP ABSTRACT SERVICES, INC.  
38-08 UNION STREET, SUITE 12B  
FLUSHING, NY 11354  
718-661-1892  
ORDERS@TITLESERVICEGROUP.COM Courtesy

RETURN TO:

LUK & LUK, LLP  
254 CANAL STREET, SUITE 2001  
NEW YORK, NY 10036

PROPERTY DATA

Borough	Block	Lot	Unit	Address
QUEENS	399	31	Entire Lot	39-26 30TH STREET
Property Type: COMMERCIAL REAL ESTATE Easement				

CROSS REFERENCE DATA

CRFN \_\_\_\_\_ or DocumentID \_\_\_\_\_ or \_\_\_\_\_ Year \_\_\_\_\_ Reel \_\_\_\_\_ Page \_\_\_\_\_ or File Number \_\_\_\_\_

PARTIES

GRANTOR/SELLER:

ZHONG CHUANG PROPERTIES, LLC  
37-24 30TH STREET  
LONG ISLAND CITY, NY 11101

GRANTEE/BUYER:

NYS DEPARTMENT OF ENVIRONMENTAL  
CONSERVATION  
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: \$ 57.00

Affidavit Fee: \$ 0.00

Filing Fee:

\$ 100.00

NYC Real Property Transfer Tax:

\$ 0.00

NYS Real Estate Transfer Tax:

\$ 0.00

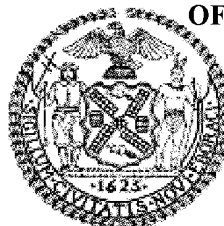
RECORDED OR FILED IN THE OFFICE  
OF THE CITY REGISTER OF THE

CITY OF NEW YORK

Recorded/Filed 05-05-2023 14:28

City Register File No.(CRFN):

2023000111459



*Annette McMill*

City Register Official Signature

### AMENDMENT TO ENVIRONMENTAL EASEMENT

This Amendment to Environmental Easement is made as of this 3rd day of April, 2022, between Owner(s) Zhong Chuang Properties, LLC, having an office at 37-24 30<sup>th</sup> Street, Long Island City, New York 11101, County of Queens, 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 ("NYSDEC" or the "Department") with its headquarters located at 625 Broadway, Albany, New York 12233.

### **RECITALS**


1. Grantor is the owner of certain land known and designated on the tax map of the New York City Department of Finance, County of Queens and State of New York as tax map parcel number: Block 399 Lot 31, being the same as the property conveyed to Grantor by deed dated March 9, 2012 and recorded in the City Register of the City of New York as CRFN # 2012000122920.
2. The Department and Grantor entered into that certain Environmental Easement ("Easement Agreement") dated as of March 4, 2019 and recorded in the NYC Department of Finance Office of the City Register on March 4, 2019 as CRFN # 2019000081445. Capitalized terms used herein without definition have the meanings ascribed to them in the Environmental Easement Agreement.
3. 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 certain maintenance, monitoring or operation requirements; and to ensure the potential restriction of future uses of the land that are inconsistent with the stated purpose.
4. This Amendment to Environmental Easement is filed solely in order to revise Section 2 A of the Easement Agreement, the use of the Controlled Property.
5. 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 Section 2 A of the Easement Agreement is hereby amended to read as follows:
  - A. (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 Section B of the Easement Agreement is hereby amended to read as follows:
  - B. The Controlled Property shall not be used for Residential purposes as defined in 6 NYCRR 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 4, 2019 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.

Zhong Chuang Properties, LLC:

By: 


Print Name: Qi Hong Lin

Title: President Date: 01/26/23

Grantor's Acknowledgment

STATE OF NEW YORK )  
COUNTY OF New York ) ss:

On the 26<sup>th</sup> day of January, in the year 2023, before me, the undersigned, personally appeared Qi Hong Lin, 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

SAMMIE HUANG  
Notary Public, State of New York  
Qualified in New York County  
No. 01HUS114472  
Commission Expires 8/16/ 2024

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 Guglielmi  
Andrew Guglielmi, Director  
Division of Environmental Remediation

**Grantee's Acknowledgment**

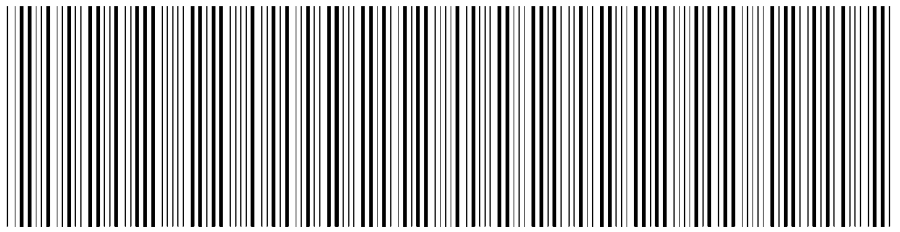
STATE OF NEW YORK     )  
                                  ) ss:  
COUNTY OF ALBANY     )

On the 3<sup>rd</sup> day of April, in the year 2023 before me, the undersigned, personally  
appeared Andrew 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.

Jennifer Andoloro  
Notary Public - State of New York

JENNIFER ANDALORO  
Notary Public, State of New York  
No. 02AN6098246  
Qualified in Albany County  
Commission Expires January 14, 2024

NYC DEPARTMENT OF FINANCE  
OFFICE OF THE CITY REGISTER



2023032200839001003S3485

**SUPPORTING DOCUMENT COVER PAGE**

**PAGE 1 OF 1**

**Document ID: 2023032200839001**

Document Date: 04-03-2023

Preparation Date: 05-04-2023

Document Type: EASEMENT

**SUPPORTING DOCUMENTS SUBMITTED:**

Page Count

DEP CUSTOMER REGISTRATION FORM FOR WATER AND SEWER BILLING  
SMOKE DETECTOR AFFIDAVIT

1  
1

**AFFIDAVIT OF COMPLIANCE  
WITH SMOKE DETECTOR REQUIREMENT  
FOR ONE- AND TWO-FAMILY DWELLINGS**

State of New York }  
County of *New York* } SS.:

The undersigned, being duly sworn, depose and say under penalty of perjury that they are the grantor and grantee of the real property or of the cooperative shares in a cooperative corporation owning real property located at

39-26 30TH STREET

Street Address Unit/Apt.

QUEENS

Borough

New York,

399

Block

31

Lot

(the "Premises");

That the Premises is a one or two family dwelling, or a cooperative apartment or condominium unit in a one- or two-family dwelling, and that installed in the Premises is an approved and operational smoke detecting device in compliance with the provisions of Article 6 of Subchapter 17 of Chapter 1 of Title 27 of the Administrative Code of the City of New York concerning smoke detecting devices;

That they make affidavit in compliance with New York City Administrative Code Section 11-2105 (g). (The signatures of at least one grantor and one grantee are required, and must be notarized).

*HWT*

Name of Grantor (Type or Print)

*Spil*

Signature of Grantor

Name of Grantee (Type or Print)

*(X)*

Signature of Grantee

Sworn to before me

this 23<sup>rd</sup> day of February 20 23

SAMMIE HUANG

Notary Public, State of New York

Qualified in New York County

No. 01HU6114472

Commission Expires 8/16/ 2024

Sworn to before me

this \_\_\_\_\_ day of \_\_\_\_\_ 20 \_\_\_\_\_

These statements are made with the knowledge that a willfully false representation is unlawful and is punishable as a crime of perjury under Article 210 of the Penal Law.

**NEW YORK CITY REAL PROPERTY TRANSFER TAX RETURNS FILED ON OR AFTER FEBRUARY 6th, 1990, WITH RESPECT TO THE CONVEYANCE OF A ONE- OR TWO-FAMILY DWELLING, OR A COOPERATIVE APARTMENT OR A CONDOMINIUM UNIT IN A ONE- OR TWO-FAMILY DWELLING, WILL NOT BE ACCEPTED FOR FILING UNLESS ACCOMPANIED BY THIS AFFIDAVIT.**

2023022100304101

**AFFIDAVIT OF COMPLIANCE  
WITH SMOKE DETECTOR REQUIREMENT  
FOR ONE- AND TWO-FAMILY DWELLINGS**

State of New York }  
County of } SS.:

The undersigned, being duly sworn, depose and say under penalty of perjury that they are the grantor and grantee of the real property or of the cooperative shares in a cooperative corporation owning real property located at

39-26 30TH STREET

Street Address Unit/Apt.

QUEENS

Borough

New York,

399

Block

31

Lot

(the "Premises");

That the Premises is a one or two family dwelling, or a cooperative apartment or condominium unit in a one- or two-family dwelling, and that installed in the Premises is an approved and operational smoke detecting device in compliance with the provisions of Article 6 of Subchapter 17 of Chapter 1 of Title 27 of the Administrative Code of the City of New York concerning smoke detecting devices;

That they make affidavit in compliance with New York City Administrative Code Section 11-2105 (g). (The signatures of at least one grantor and one grantee are required, and must be notarized).

\_\_\_\_\_  
Name of Grantor (Type or Print)

\_\_\_\_\_  
Signature of Grantor

Sworn to before me

this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_

Andrew Guglielmi - Director

\_\_\_\_\_  
Name of Grantee (Type or Print)

Andrew Guglielmi

\_\_\_\_\_  
Signature of Grantee

Sworn to before me

this 23 day of March 2023

Jennifer Andaloro

JENNIFER ANDALORO  
Notary Public, State of New York  
No. 02AN6098246

Qualified in Albany County  
Commission Expires January 14, 2024

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**NEW YORK CITY REAL PROPERTY TRANSFER TAX RETURNS FILED ON OR AFTER FEBRUARY 6th, 1990, WITH RESPECT TO THE CONVEYANCE OF A ONE- OR TWO-FAMILY DWELLING, OR A COOPERATIVE APARTMENT OR A CONDOMINIUM UNIT IN A ONE- OR TWO-FAMILY DWELLING, WILL NOT BE ACCEPTED FOR FILING UNLESS ACCOMPANIED BY THIS AFFIDAVIT.**

2023022100304101





The City of New York  
Department of Environmental Protection  
Bureau of Customer Services  
59-17 Junction Boulevard  
Flushing, NY 11373-5108

## Customer Registration Form for Water and Sewer Billing

### Property and Owner Information:

- (1) Property receiving service: BOROUGH: QUEENS BLOCK: 399 LOT: 31
- (2) Property Address: 39-26 30TH STREET, QUEENS, NY 11101
- (3) Owner's Name: NYS DEPARTMENT OF ENVIRONMENTAL CONSERVATION
- Additional Name:

### Affirmation:



Your water & sewer bills will be sent to the property address shown above.

### Customer Billing Information:

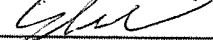
#### Please Note:

- A. Water and sewer charges are the legal responsibility of the owner of a property receiving water and/or sewer service. The owner's responsibility to pay such charges is not affected by any lease, license or other arrangement, or any assignment of responsibility for payment of such charges. Water and sewer charges constitute a lien on the property until paid. In addition to legal action against the owner, a failure to pay such charges when due may result in foreclosure of the lien by the City of New York, the property being placed in a lien sale by the City or Service Termination.
- B. Original bills for water and/or sewer service will be mailed to the owner, at the property address or to an alternate mailing address. DEP will provide a duplicate copy of bills to one other party (such as a managing agent), however, any failure or delay by DEP in providing duplicate copies of bills shall in no way relieve the owner from his/her liability to pay all outstanding water and sewer charges. Contact DEP at (718) 595-7000 during business hours or visit [www.nyc.gov/dep](http://www.nyc.gov/dep) to provide us with the other party's information.

### Owner's Approval:

The undersigned certifies that he/she/it is the owner of the property receiving service referenced above; that he/she/it has read and understands Paragraphs A & B under the section captioned "Customer Billing Information"; and that the information supplied by the undersigned on this form is true and complete to the best of his/her/its knowledge.

Print Name of Owner:

Signature:  Date (mm/dd/yyyy)

Name and Title of Person Signing for Owner, if applicable: