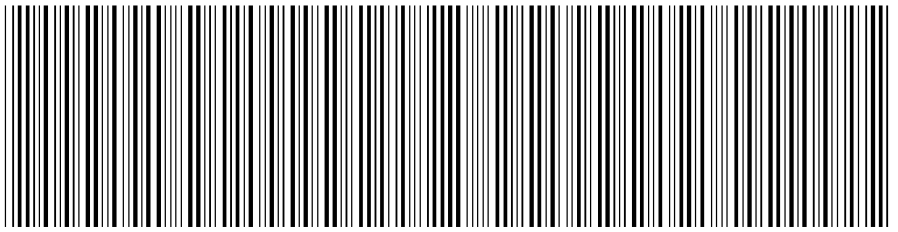


**NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER**

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RECORDING AND ENDORSEMENT COVER PAGE

PAGE 1 OF 4

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PROPERTY DATA

Borough	Block	Lot	Unit	Address
QUEENS	1159	1	Entire Lot	32-01 57 STREET

Property Type: OTHER

Borough	Block	Lot	Unit	Address
QUEENS	1159	14	Entire Lot	N/A 58 STREET

Property Type: OTHER

CROSS REFERENCE DATA

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

PARTIES

GRANTOR/SELLER:

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

GRANTEE/BUYER:

THE TIBETAN COMMUNITY OF NEW YORK AND
NEW JERSEY, INC., 241 EAST 32ND STREET
NEW YORK, NY 10016

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: \$ 55.00

Affidavit Fee: \$ 0.00

Filing Fee:

\$ 0.00

NYC Real Property Transfer Tax:

\$ 0.00

NYS Real Estate Transfer Tax:

\$ 0.00

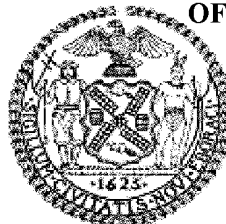
**RECORDED OR FILED IN THE OFFICE
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CITY OF NEW YORK

Recorded/Filed 04-28-2026 11:11

City Register File No.(CRFN):

2026000118527



Colette McChia-Jacques

City Register Official Signature

AMENDMENT TO ENVIRONMENTAL EASEMENT

This Amendment to Environmental Easement is made as of this 13th day of April, 2020, 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 The Tibetan Community of New York and New Jersey, Inc. ("Grantor") with its offices located at 241 East 32nd Street, New York, NY 10016.

RECITALS


1. Grantor is the owner of certain land known and designated on the tax map of the City of New York, County of Queens and State of New York as tax map parcel number: Block 1159, Lot 1 & 14, being the property conveyed to Grantor by deed dated October 12, 2012 and recorded in the City Register of the City of New York as CRFN # 2013000033405.
2. The Department and Grantor entered into that certain Environmental Easement ("Easement Agreement") dated as of March 25, 2019 and recorded in the City Register of the City of New York on April 23, 2019 as CRFN # 2019000128336. Capitalized terms used herein without definition have the meanings ascribed to them in the Environmental Easement Agreement.
3. Pursuant to Sections 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. Pursuant to Section 2 A of the Easement Agreement, the Controlled Property may only be used for Restricted-Residential, Commercial and Industrial uses described in 6 NYCRR 375-1.8(g) and may only be used consistent with controls set out in that Section 2 A of the Easement Agreement.
5. The Easement Agreement dated March 25, 2019, erroneously neglected to include tax lot 14 in the 4th WHEREAS paragraph and the lot 14 legal description from the Schedule A.
6. This Amendment to Environmental Easement is filed solely in order to correct a mutual mistake between the Department and Grantor relating to the failure to include tax lot 14 in that Environmental Easement dated as of March 25, 2019 and recorded in the City Register of the City of New York on April 23, 2019 as CRFN # 2019000128336.
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 the 4th Whereas clause of the Environmental Easement is hereby amended to read as follows:

WHEREAS, Grantor, is the owner of real property located at the address of 32-01 57th Street in the City of New York, County of Queens 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 1159, Lots 1 and 14, being the property conveyed to Grantor by deed dated October 12, 2012 and recorded in the City Register of the City of New York as CRFN # 2013000033405. The property subject to this Environmental Easement (the "Controlled Property") comprises approximately **0.51653** +/- acres, and is hereinafter more fully described in the Land Title Survey dated June 19, 2018 and last revised

On the 13 day of April, 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" AMENDED DESCRIPTION OF CONTROLLED PROPERTY

**ENVIRONMENTAL EASEMENT DESCRIPTION
Block 1159, Lots 1 and 14**

TAX LOT 1

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

BEGINNING AT THE CORNER FORMED BY THE INTERSECTION OF THE SOUTHERLY SIDE OF 32ND AVENUE WITH THE WESTERLY SIDE OF 58TH STREET;
RUNNING THENCE SOUTHERLY ALONG THE WESTERLY SIDE OF 58TH STREET 100.00 FEET TO A POINT;

THENCE WESTERLY AND AT RIGHT ANGLES 200.00 FEET TO A POINT;

THENCE NORTHERLY ALONG THE EASTERLY SIDE OF 57TH STREET 100.00 FEET TO THE SOUTHERLY SIDE OF 32ND AVENUE;

THENCE EASTERLY ALONG THE SOUTHERLY SIDE OF 32ND AVENUE 200.00 FEET TO THE POINT OR PLACE OF BEGINNING.

LOT AREA = 20,000.00 SQ.FT. = 0.45914 ACRES.

TAX LOT 14

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

BEGINNING AT A POINT ON THE WESTERLY SIDE OF 58TH STREET, DISTANT 100.00 FEET SOUTHERLY FROM THE CORNER FORMED BY THE INTERSECTION OF THE WESTERLY SIDE OF 58TH STREET AND THE SOUTHERLY SIDE OF 32ND AVENUE;

RUNNING THENCE WESTERLY AND PARALLEL WITH THE SOUTHERLY SIDE OF 32ND AVENUE, 100 FEET TO A POINT;
THENCE SOUTHERLY AND PARALLEL WITH THE WESTERLY SIDE OF 58TH STREET, 25.00 FEET TO A POINT;

THENCE EASTERLY AND PARALLEL WITH THE SOUTHERLY SIDE OF 32ND AVENUE, 100 FEET TO A POINT;

THENCE NORTHERLY ALONG THE WESTERLY SIDE OF 58TH STREET 25.00 FEET TO THE POINT OR PLACE OF BEGINNING.

LOT AREA = 2,500.00 SQ.FT. = 0.05739 ACRES.