

R1
J. Harrington
J. Dyber
JENNIFER COGHLAN
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June 3, 2016

VIA EMAIL AND FEDERAL EXPRESS

Andrew Guglielmi, Esq.
New York State Department of Environmental Conservation
625 Broadway, 14th Floor
Albany, New York 12233

Re: Former Avis Headquarters Property, BCP Site No. C130206
Termination and Release of Environmental Easement

Dear Andrew:

Enclosed please find a copy of the recorded Termination and Release of Environmental Easement and copies of the municipal notifications of such recording. Although both letters were sent via certified mail, return receipt requested, only one return receipt was received. We have confirmed delivery via the USPS website. Copies of the certified mail receipts, return receipts and confirmation of delivery are also enclosed herewith.

Please call if you have any questions or require further information.

Sincerely,

J. Coghlan
Jennifer Coghlan

Cc (email only):

Michael Berfield, Equity One (Northeast Portfolio), Inc.
Craig Werle, Roux Associates



**** Electronically Filed Document ****

Instrument Number: 2016-40928

Recorded As: EX-D06 - DEED AGREEM

Recorded On: April 25, 2016

Recorded At: 03:58:36 pm

Receipt Number: 232814

Number of Pages: 5

Processed By: 001 KAV

Book-VI/Pg: Bk-D VI-13353 Pg-440

Total Rec Fee(s): \$370.00

** Examined and Charged as Follows **

06 - DEED AGREEMENT	\$ 65.00	EX-Blocks - Deeds - \$300	\$ 300.00	EX-TP-584 Affidavit Fee	\$ 5.00
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	Tax Amount	Consid Amt	RS#/CS#		
Tax-Transfer HEMPSTEAD	\$ 0	\$ 0	RE 18941	Basic	\$ 0.00
				Local NY CITY	\$ 0.00
				Additional MTA	\$ 0.00
				Spec ASST	\$ 0.00
				Spec ADDL SONYMA	\$ 0.00
				Transfer	\$ 0.00

Tax Charge: \$ 0

Property Information:

Section	Block	Lot	Unit	Town Name
44	67	26		HEMPSTEAD
44	67	27		HEMPSTEAD
44	67	28		HEMPSTEAD

*****THIS PAGE IS PART OF THE INSTRUMENT*****

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY
because of color or race is invalid and unenforceable under federal law.



Maureen O'Connell
County Clerk Maureen O'Connell

TERMINATION AND RELEASE OF ENVIRONMENTAL EASEMENT

This Termination and Release of Environmental Easement is made as of this 24th day of March 2016, 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 Equity One (Northeast Portfolio) Inc. ("Grantor") with its offices located at 410 Park Avenue, Suite 1220, New York, New York 10022.

RECITALS

- Sec 1. The Department and Grantor entered into that certain Environmental Easement, dated as of October 28, 2014 and recorded in the office of the Nassau County Clerk on July 22, 2015 in Liber 13152, Page 396 ("Environmental Easement"). Capitalized terms used herein without definition have the meanings ascribed to them in the Environmental Easement.
- Block 2. Grantor is the owner of certain land known and designated on the tax map of the Village of Garden City as tax map parcel number: Section 44 Block 67 Lots 26-28, being the same as that property conveyed to Grantor by deed dated November 16, 2009 and recorded in the Nassau County Clerk's Office in Liber 12563, Page 14. The property subject to the Environmental Easement comprises approximately 21.9 +/- acres, hereinafter more fully described in Exhibit A (the "Controlled Property").
- Lot 3. Pursuant to Sections 1, 2, 3, 4, and 5 of the Environmental Easement, 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.
- 26 4. Pursuant to Section 2 A of the Environmental Easement, the Controlled Property may only be used for Restricted Residential, Commercial and Industrial use 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 Environmental Easement.
- 27 5. The Parties do hereby agree that there is no longer a need for any institutional controls, including, but not limited to, any use restrictions, or engineering controls at the Controlled Property.
- 28 6. Pursuant to Section 9 of the Environmental Easement, the Department agrees to terminate and release the Environmental Easement.

TERMINATION AND RELEASE OF ENVIRONMENTAL EASEMENT

- A. The above recitals are hereby incorporated into this Termination and Release of Environmental Easement.
- B. The Department confirms that the date hereof is the "Termination Date" and the Department accordingly hereby terminates and releases the Environmental Easement on the Controlled Property.
- C. Accordingly, as of the date hereof, the Environmental Easement is no longer of any force and effect. Any and all rights granted by the Grantor to the Department in that Environmental Easement are fully and completely terminated and the Department no longer retains any rights whatsoever arising from or in connection with either the Controlled Property or the Environmental Easement.
- D. This Termination and Release of Environmental Easement inures to and binds the parties hereto and their respective successors and assigns.
- E. This Termination and Release of Environmental Easement shall be governed by and interpreted in accordance with the laws of the State of New York.

Remainder of Page Intentionally Left Blank

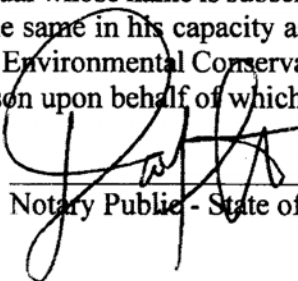
THIS TERMINATION AND RELEASE OF THE ENVIRONMENTAL EASEMENT IS HEREBY ACCEPTED BY THE PEOPLE OF THE STATE OF NEW YORK, Acting By and Through the Department of Environmental Conservation as Designee of the Commissioner,

By: 
Robert W. Schick, 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 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 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

David J. Chiusano
Notary Public, State of New York
No. 01CH5032146
Qualified in Schenectady County,
Commission Expires August 22, 2018

SCHEDULE "A" PROPERTY DESCRIPTION

BEGINNING AT THE INTERSECTION OF THE SOUTHERLY SIDELINE OF OLD COUNTY ROAD (VARIABLE WIDTH RIGHT OF WAY) AND THE EASTERLY SIDELINE OF EAST GATE BOULEVARD (FORMERLY EAST GATE BOULEVARD NORTH 100 FOOT WIDE RIGHT OF WAY) RUNNING FROM SAID BEGINNING POINT, ALONG THE SOUTHERLY SIDELINE OF OLD COUNTY ROAD THE FOLLOWING THREE (3) COURSES;

1. NORTH 87 DEGREES 00 MINUTES 06 SECONDS EAST, 244.50 FEET TO A POINT, THENCE;
2. NORTH 85 DEGREES 59 MINUTES 58 SECONDS EAST, 653.78 FEET TO A POINT OF CURVATURE, THENCE;
3. ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1950.00 FEET, CENTRAL ANGLE OF 05 DEGREES 03 MINUTES 32 SECONDS, ARC DISTANCE OF 172.17 FEET, BEARING A CHORD OF NORTH 88 DEGREES 31 MINUTES 44 SECONDS EAST, A CHORD DISTANCE OF 172.11 FEET TO THE WESTERLY SIDELINE OF ZECKENDORF BOULEVARD, THENCE;
4. ALONG THE WESTERLY SIDELINE OF ZECKENDORF BOULEVARD, SOUTH 04 DEGREES 35 MINUTES 24 SECONDS EAST, 876.68 FEET TO A POINT, THENCE;
5. ALONG THE DIVIDING LINE BETWEEN LOTS 16 AND 17, BLOCK 67 AND LOT 28 BLOCK 67 SOUTH 85 DEGREES 24 MINUTES 36 SECONDS WEST 1070.00 FEET TO THE EASTERLY SIDELINE OF EAST GATE BOULEVARD, THENCE;
6. ALONG THE EASTERLY SIDELINE OF EAST GATE BOULEVARD NORTH 04 DEGREES 35 MINUTES 24 SECONDS WEST 899.56 FEET TO THE POINT AND PLACE OF BEGINNING.

CONTAINING: 952,153 S.F. OR 21.8584 AC.

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT
OF THE RETURN ADDRESS. FOLD AT DOTTED LINE.

CERTIFIED MAIL



7001 1140 0001 7906 4584
7001 1140 0001 7906 4584

U.S. Postal Service
CERTIFIED MAIL RECEIPT
(Domestic Mail Only: No Insurance Coverage Provided)

Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$

Postmark
Here

Sent To
Edward P. Mangano / Office of the
County Executive
1550 Franklin Avenue
Mineola, NY 11501

Street, Apt. No.,
or PO Box No.
City, State, ZIP+4

PS Form 3800, January 2001 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Edward P. Mangano
Office of the County Executive
1550 Franklin Avenue
Mineola, NY 11501

2. Article Number

(Transfer from service label)

7001 1140 0001 7906 4584

COMPLETE THIS SECTION ON DELIVERY

A. Received by (Please Print Clearly) **B. Date of Delivery**

C. Signature

X

☐ Agent
☐ Addressee

D. Is delivery address different from item 1?

If YES, enter delivery address below:

☐ Yes
☐ No

3. Service Type

☒ Certified Mail ☐ Express Mail
☐ Registered ☒ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee)

☐ Yes

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT
OF THE RETURN ADDRESS. MAILING

CERTIFIED MAIL



7001 1140 0001 7906 4591
7001 1140 0001 7906 4591

U.S. Postal Service
CERTIFIED MAIL RECEIPT
(Domestic Mail Only: No Insurance Coverage Provided)

Postage	\$	Postmark Here
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$	

Sent To
Admin. Ralph V. Suozzi
Street, Apt. No., or PO Box No. **Village Hall**
351 Steward Ave.
City, State, ZIP+4
Garden City, NY 11530
PS Form 3800, January 2001 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Admin. Ralph V. Suozzi
Village Hall
351 Steward Ave.
Garden City, NY 11530

2. Article Number

(Transfer from service label)

PS Form 3811, March 2001

COMPLETE THIS SECTION ON DELIVERY

A. Received by (Please Print Clearly) B. Date of Delivery

C. Signature

X

☐ Agent
☐ Addressee

D. Is delivery address different from item 1?

If YES, enter delivery address below: ☐ Yes ☐ No

3. Service Type

☒ Certified Mail ☐ Express Mail
☐ Registered ☒ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee)

☐ Yes

7001 1140 0001 7906 4591

Domestic Return Receipt

102595-01-M-1424

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Edward P. Mangano
Office of the County Executive
1550 Franklin Avenue
Mineola, NY 11501

COMPLETE THIS SECTION ON DELIVERY

A. Received by (Please Print Clearly) B. Date of Delivery

C. Signature *[Signature]* *5/17/16* ☐ Agent ☐ Addressee

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☒ Certified Mail ☐ Express Mail
☐ Registered ☒ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number

(Transfer from service label)

7001 1140 0001 7906 4584


PS Form 3811, March 2001

Domestic Return Receipt


102595-01-M-1424



USPS Tracking®



Customer Service ›
Have questions? We're here to help.



Get Easy Tracking Updates ›
Sign up for My USPS.

Tracking Number: 70011140000179064591

Product & Tracking Information

Postal Product:		Features: Certified Mail™
DATE & TIME	STATUS OF ITEM	LOCATION
May 16, 2016 , 7:02 am	Delivered, PO Box	GARDEN CITY, NY 11530
Your item has been delivered and is available at a PO Box at 7:02 am on May 16, 2016 in GARDEN CITY, NY 11530.		
May 14, 2016 , 8:41 am	Available for Pickup	GARDEN CITY, NY 11530
May 13, 2016 , 7:01 pm	Departed USPS Facility	WESTERN NASSAU, NY
May 13, 2016 , 1:13 pm	Arrived at USPS Facility	WESTERN NASSAU, NY
May 12, 2016 , 5:01 pm	Arrived at USPS Facility	NEW YORK, NY 10199

Available Actions

- Text Updates
- Email Updates

Track Another Package

Tracking (or receipt) number



Manage Incoming Packages

Track all your packages from a dashboard.
No tracking numbers necessary.

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No FEAR Act EEO Data