

**** Electronically Filed Document ****

Instrument Number: 2026-52324 Originator CORPORATION SERVICE COMPANY
Recorded As: EX-D06 - DEED AGREEM
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Total Rec Fee(s): \$365.00

** Examined and Charged as Follows **

06 - DEED AGREEMENT	\$ 60.00	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	\$ 0	\$ 0	RE 236	Basic	\$ 0.00
HEMPSTEAD				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

34	195	111		HEMPSTEAD
34	195	129		HEMPSTEAD
34	195	130		HEMPSTEAD
34	195	131		HEMPSTEAD
34	195	135		HEMPSTEAD
34	195	138		HEMPSTEAD
34	195	8		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 17th day of July, 2024 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 Carman Place Housing Development Fund Company, Inc. (Grantor Fee Owner), with its offices located at 2100 Middle Country Rd., Centereach, NY, and Carman Place Apartments, LLC (Grantor Beneficial Owner), with its offices located at 1000 University Ave., Ste 500, Rochester, NY (together, the "Grantor").

RECITALS

1. The Department and Grantor entered into that certain Environmental Easement ("Easement Agreement") dated as of October 16, 2024, and recorded in the office of the Nassau County Clerk on November 1, 2024, as Instrument No.: 2024-68143. Capitalized terms used herein without definition have the meanings ascribed to them in the Environmental Easement Agreement.
2. Grantor is the owner of certain land known and designated as:

Tax ID	Address	Deed Date	Recording Inst.
34-195-111	163-169 Main Street	March 30, 2023	2023-26401
34-195-8, 9, 10, 116	173-175 Main Street		
34-195-129	126 Bedell Street		2023-56404
34-195-130	122 Bedell Street		
34-195-131 & 132	155-161 Main Street		2023-26402
34-195-135	Bedell Street		2023-26403
34-195-138	Columbia Street		

The property comprises approximately 2.541 +/- acres, and hereinafter more fully described in Schedule A.

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 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 9 of the Easement Agreement, the Department agrees to terminate and release the Easement Agreement.

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 property as described in Schedule A.
- C. This Termination and Release of Environmental Easement inures to and binds the parties hereto and their respective successors and assigns.
- D. This Termination and Release of Environmental Easement shall be governed by and interpreted in accordance with the laws of the State of New York.

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

Grantee's Acknowledgment

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

On the 17 day of JULY, in the year 2020 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.

Cheryl A. Salem
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

Easement Description

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE INCORPORATED VILLAGE OF HEMPSTEAD, TOWN OF HEMPSTEAD, COUNTY OF NASSAU AND STATE OF NEW YORK, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE CORNER FORMED BY THE INTERSECTION OF THE WESTERLY SIDE OF MAIN STREET WITH THE SOUTHERLY SIDE OF BEDELL STREET;

RUNNING THENCE ALONG THE WESTERLY SIDE OF MAIN STREET, SOUTH 11 DEGREES 55 MINUTES 00 SECONDS EAST, A DISTANCE OF 295.00 FEET TO A POINT;

THENCE SOUTH 78 DEGREES 30 MINUTES 00 SECONDS WEST, A DISTANCE OF 121.04 FEET TO POINT ON THE BOUNDARY LINE ESTABLISHED BY BOUNDARY LINE AGREEMENT MADE BY AND BETWEEN ANNA M. THOMAS, CHARLES L PETTIT AND MARY PETTIT AND RECORDED IN LIBER 961 OF DEEDS, PAGE 74;

THENCE ALONG SAID BOUNDARY LINE, SOUTH 11 DEGREES 30 MINUTES 00 SECONDS EAST, A DISTANCE OF 5.00 FEET TO A POINT;

THENCE SOUTH 78 DEGREES 30 MINUTES 00 SECONDS WEST, A DISTANCE OF 75.70 FEET TO A POINT;

THENCE SOUTH 11 DEGREES 55 MINUTES 00 SECONDS EAST, A DISTANCE OF 100.00 FEET TO THE NORTHERLY SIDE OF WEST COLUMBIA STREET;

THENCE ALONG THE NORTHERLY SIDE OF WEST COLUMBIA STREET, SOUTH 78 DEGREES 30 MINUTES 00 SECONDS WEST, A DISTANCE OF 50.00 FEET TO A POINT;

THENCE NORTH 11 DEGREES 55 MINUTES 00 SECONDS WEST, A DISTANCE OF 118.17 FEET TO A POINT;

THENCE SOUTH 78 DEGREES 30 MINUTES 00 SECONDS WEST, A DISTANCE OF 150.00 FEET TO A POINT;

THENCE NORTH 11 DEGREES 55 MINUTES 00 SECONDS WEST, A DISTANCE OF 181.83 FEET TO A POINT;

THENCE NORTH 78 DEGREES 30 MINUTES 00 SECONDS EAST, A DISTANCE OF 100.00 FEET TO A POINT;

THENCE NORTH 11 DEGREES 55 MINUTES 00 SECONDS WEST, A DISTANCE OF 100.00 FEET TO THE SOUTHERLY SIDE OF BEDELL STREET;

THENCE ALONG THE SOUTHERLY SIDE OF BEDELL STREET, NORTH 78 DEGREES 30 MINUTES 00 SECONDS EAST, A DISTANCE OF 296.77 FEET TO THE CORNER FIRST ABOVE MENTIONED AT THE POINT OR PLACE OF BEGINNING.