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February 20, 2016

Via Email Only at abramovsons@gmail.com and david@jzlegal.com

RJ Capital Holdings
87-10 Northern Boulevard
Flushing, New York 11372
Attn: Rudolph Abramov

Jeffrey Zwick & Associates, P.C.
266 Broadway, Suite 403
Brooklyn, New York 11211
Attn: David Rosenbaum, Esq.

Re: Notice of No Further Action Letter from NYS Department of Environmental Conservation pursuant to Purchase and Sale Agreement, dated July 25, 2015
1303 Webster Ave, Bronx, New York

Gentlemen,

I am writing pursuant to Section 5.03 of the above referenced Agreement to provide notice that the NYS Department of Environmental Conservation has issued the No Further Action Letter. A copy of the letter is enclosed herewith. Pursuant to Section 6.01 of the Agreement, the closing shall take place in the next 30 days. Thank you.

Very truly yours,


Robert A. Panasci

Enc.

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Division of Environmental Remediation, Region 2
47-40 21st Street, Long Island City, NY 11101
P: (718) 482-4995
www.dec.ny.gov

Spill Closure Notice

January 29, 2016

Attn: Mr. Randy Coil
Atlantic Richfield Company
501 West Lake Park Blvd
WL1-28.160B
Houston, TX 77079

RE: NYSDEC Spill No. 00-01454
Former BP 312, 1303 Webster Ave, Bronx, NY

Dear Mr. Coil:

This is to inform you that based on the documentation provided to date, the New York State Department of Environmental Conservation (the Department) has closed the spill case referenced above. All wells associated with this project should be closed according to the Department's *Groundwater Monitoring Well Decommissioning Procedures*. For more information on these procedures can be found at the Department's website at the address listed above.

The Department hereby reserves all of its rights concerning, and such forbearance shall not extend to, any further investigation or remedial action the Department deems necessary due to:

- I. The off-site migration of petroleum contaminants that was unknown at the time of this closure.
- II. Environmental conditions related to this spill case which were unknown to the Department at the time of this closure.
- III. Information received, in whole or part, after the Department's spill case closure, which indicates the corrective action was not sufficiently protective of human health and/or the environment.
- IV. Fraud or misrepresentation in obtaining this spill case closure determination.

As a precaution, we must bring your attention to our concerns for the future use of this site. If subsurface contamination is encountered while excavating for any construction activity, appropriate remedial and vapor mitigation efforts must be taken to fully prevent

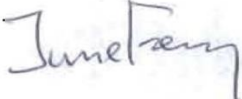


Department of
Environmental
Conservation

vapor intrusion into any site development and to ensure human health and safety. This spill closure does not exempt the Responsible Parties from compliance with any applicable laws and regulations.

Please be advised that you should maintain a permanent file of all documentation and correspondence regarding this case for future use as the Department's files may not be maintained indefinitely.

Sincerely,

A handwritten signature in blue ink that reads "June Feng". The signature is written in a cursive style with a large initial "J" and "F".

June Feng
Environmental Engineer

cc: Sahithi Rondla, ARCADIS
Ira Buchanan, ARCADIS
Jeffrey Vought, NYSDEC