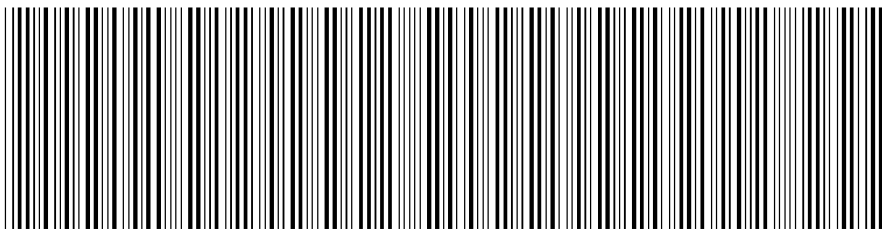


**NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER**

This page is part of the instrument. The City Register will rely on the information provided by you on this page for purposes of indexing this instrument. The information on this page will control for indexing purposes in the event of any conflict with the rest of the document.



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RECORDING AND ENDORSEMENT COVER PAGE

PAGE 1 OF 6

Document ID: 2026021000308001

Document Date: 01-05-2026

Preparation Date: 02-10-2026

Document Type: TERMINATION OF AGREEMENT

Document Page Count: 4

PRESENTER:

STEWART TITLE GUARANTY COMPANY (PICK-UP)
140 EAST 45TH STREET - 33RD FLOOR
NY13959
NEW YORK, NY 10017
646-559-7039
MARGUERITE.FRANCIS@STEWART.COM

RETURN TO:

KNAUF SHAW LLP
2600 INNOVATION SQUARE
100 SOUTH CLINTON AVENUE
ROCHESTER, NY 14604

Borough	Block	Lot	Unit	Address
BROOKLYN	4142	1001	Entire Lot 1	110 DINSMORE PLACE
Property Type: SINGLE RESIDENTIAL CONDO UNIT Easement				

Borough	Block	Lot	Unit	Address
BROOKLYN	4142	1002	Entire Lot 2	110 DINSMORE PLACE
Property Type: SINGLE RESIDENTIAL CONDO UNIT Easement				

☒ Additional Properties on Continuation Page

CROSS REFERENCE DATA

CRFN: 2020000294461

PARTIES

PARTY 1:

CHESTNUT COMMONS HOUSING DEVELOPMENT
FUND CORP
C/O MHANY MANAGEMENT INC., 470 VANDERBILT
AVENUE, 9TH FLOOR

PARTY 2:

NYS DEPARTMENT OF ENVIRONMENTAL
CONSERVATION
625 BROADWAY, 14TH FLOOR
ALBANY, NY 12233

☒ Additional Parties Listed on Continuation Page

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: \$ 63.00

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
OF THE CITY REGISTER OF THE**

CITY OF NEW YORK

Recorded/Filed 02-11-2026 12:42

City Register File No.(CRFN):

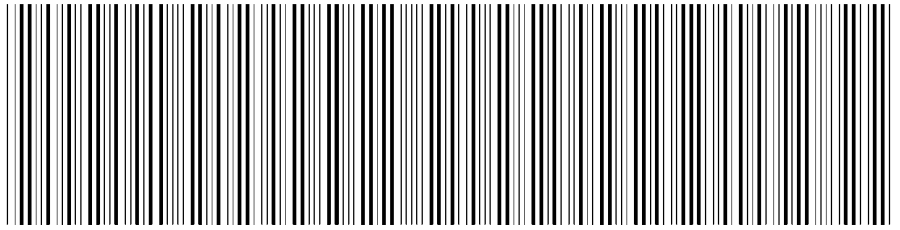
2026000042720



Colette N. Chiu-Jacques

City Register Official Signature

NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER



2026021000308001001C51F7

RECORDING AND ENDORSEMENT COVER PAGE (CONTINUATION)

PAGE 2 OF 6

Document ID: 2026021000308001

Document Date: 01-05-2026

Preparation Date: 02-10-2026

Document Type: TERMINATION OF AGREEMENT

PROPERTY DATA

Borough	Block Lot	Unit	Address
BROOKLYN	4142 1003 Entire Lot	3	110 DINSMORE PLACE
Property Type: OTHER Easement			

PARTIES

PARTY 1:

CHESTNUT COMMONS APARTMENTS LLC
C/O MHANY MANAGEMENT INC., 470 VANDERBILT
AVENUE, 9TH FLOOR
BROOKLYN, NY 11238

EXTINGUISHMENT AND RELEASE OF ENVIRONMENTAL EASEMENT

44 This Termination and Release of Environmental Easement is made this 5th day of January, 2026 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 Chestnut Commons Housing Development Fund Corporation ("HDFC" or "Grantor Fee Owner") with offices at c/o MHANY Management Group, Inc. 470 Vanderbilt Avenue, 9th Floor, Brooklyn, New York 11238 and Chestnut Commons Apartments LLC ("Chestnut LLC" or "Grantor Beneficial Owner") with offices at c/o MHANY Management Group, Inc. 470 Vanderbilt Avenue, 9th Floor, Brooklyn, New York 11238.

RECITALS

1. HDFC is the fee title owner of that certain real property located at 110 Dinsmore Place, in the City of New York, Kings County and State of New York, known and designated on the tax map of the City of New York as Block 4142, F/K/A Lot 34, N/K/A Condominium Lots 1001, 1002, and 1003 (the "Property"), being the same as the property conveyed to the HDFC by deed dated December 20, 2019, and recorded with the New York City Register's Office on December 31, 2019, City Register File No. ("CRFN") 2019000426715. ✓
2. Chestnut LLC is the beneficial owner of the Property pursuant to the Declaration of Interest and Nominee Agreement, dated December 20, 2019, and recorded with the New York City Register's Office on December 31, 2019, as CRFN 2019000426716.
3. Condominium Lots 1001, 1002 and 1003 were established on the Property pursuant to a declaration dated February 28, 2022, and recorded with the New York City Register's Office on March 28, 2022, as CRFN 2022000130305.
4. The Department, HDFC and Chestnut LLC (collectively the "Parties") entered into that certain Environmental Easement ("Easement Agreement") dated October 5, 2020, and recorded in the New York City Register's Office on October 22, 2020, as CRFN 2020000294461. Capitalized terms used herein without definition have the meaning ascribed to them in the Easement Agreement.
5. Pursuant to Sections 1, 2, 3, 4 and 5 of the Easement Agreement, HDFC and Chestnut LLC 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 Property at a level that has been determined to be safe for a specific use while ensuring the performance of Maintenance, monitoring and operation requirements; and to ensure the potential restrictions of future uses of the land that are inconsistent with the stated purpose.
6. The Parties do hereby agree that HDFC and Chestnut LLC have achieved all applicable remediation requirements set forth by the Department, and that the Property may be used for Unrestricted use.

7. 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 Property, other than the local controls which govern the use of groundwater.
8. Therefore, pursuant to Section 9 of the Easement Agreement, the Department agrees to extinguish the Easement Agreement and release the Property.

EXTINGUISHMENT AND RELEASE OF ENVIRONMENTAL EASEMENT

- A. The above recitals are hereby incorporated into this Extinguishment and Release of Environmental Easement.
- B. The Department accordingly confirms that the date hereof is the "Extinguishment Date" and the Department accordingly hereby extinguishes and releases the Property, described in Exhibit A.
- C. This Extinguishment and Release of Environmental Easement insure to and binds the Parties hereto and their respective successors and assigns.
- D. This Extinguishment 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 Intentional Left Blank

**THIS EXTINGUISHMENT AND RELEASE OF THE EASEMENT AGREEMENT
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, Division Director
Division of Environmental Remediation

STATE OF NEW YORK)

) ss: .

COUNTY OF ALBANY)

On the 5th day of January, in the year 2020 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 she executed the same in her capacity as Designee of the Commissioner of the State of New York, Department of Environmental Conservation, and that by her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed this 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

EXHIBIT A

LOT 34 & EASEMENT DESCRIPTION

ALL that certain plot, piece or parcel of land, situate, lying and being in the Borough of Brooklyn, County of Kings, State of New York, bounded and described as follows:

BEGINNING at the corner formed by the intersection of the westerly side of Chestnut Street (66 feet wide) with the northerly side of Atlantic Avenue (irregular width);

RUNNING THENCE westerly along the northerly side of Atlantic Avenue 143.08 feet (143.18 feet U.S.) to a point at the division line with lands now or formerly of the NYC Department of Education (the division line between nor or formerly Tax Lots 34 and 32);

RUNNING THENCE northerly along said division line and parallel to Chestnut Street (66 feet wide) 215.39 feet (215.55 feet U.S.) per survey (213.92 feet per tax map) to the southerly side of Dinsmore Place (50 feet wide);

RUNNING THENCE easterly along the southerly side of Dinsmore Place (50 feet wide) 141.00 feet (141.10 feet U.S.) to the westerly side of Chestnut Street (66 feet wide);

RUNNING THENCE southerly along the westerly side of Chestnut Street (66 feet wide) 191.09 feet (191.23 feet U.S.) per survey (189.82 feet per tax map) to the point or place of BEGINNING.

Encompassing 0.65882 acres.

Notice to County

February 17, 2026

Antonio Reynoso
Brooklyn Borough President
209 Joralemon Street
Brooklyn, New York 11201

Re: Extinguishment and Release of Environmental Easement

Dear Mr. Reynoso;

An environmental easement was granted to the New York State Department of Environmental Conservation ("Department") on October 5, 2020, by Chestnut Commons Housing Development Fund Corporation and Chestnut Commons Apartments LLC for property at 110 Dinsmore Place, Brooklyn, New York (Brooklyn-4142-1001,1002 and 1003 (f/k/a Lot 34)), DEC Site No: C224276 (the "Property"). The environmental easement was recorded with the New York City Register's Office on October 22, 2020, as City Register File No. 2020000294461 (the "Easement").

The Easement restricted future use of the Property to residential, restricted residential, commercial and industrial uses; moreover, any on-site activity was to be done in accordance with the Easement and Site Management Plan which was incorporated into the Easement. The Department's approval was required prior to any groundwater use.

The Department has determined that Chestnut Commons Apartments LLC has achieved all applicable remediation requirements on the Property as set forth in the NYS Environmental Conservation Law, and that the Property may be used for unrestricted use. There is no longer a need for any institutional controls on the Property, other than the local control which governs the use of groundwater.

The Easement has been extinguished pursuant to the Extinguishment and Release of Environmental Easement, executed by the Department on January 5, 2026, and recorded with the New York City Register's Office on February 11, 2026, as City Register File No. 2026000042720.

Article 71, Section 71-3607 of the New York State Environmental Conservation Law requires that whenever the department is granted an environmental easement, it shall provide each affected local government with a copy of such easement and shall also provide a copy of any document modifying or terminating such environmental easement.

Please forward this notice to your building and/or planning departments, as applicable. If you have any questions or comments regarding this matter, please do not hesitate to contact me.

Very truly yours,

Chestnut Commons Housing Development Fund Corporation
Chestnut Commons Apartments LLC



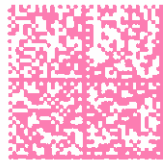
2600 Innovation Square
100 South Clinton Avenue
Rochester, New York 14604

CERTIFIED MAIL



9589 0710 5270 3391 3884 26

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ZIP 14614 \$ 010.73⁰⁰
02 7H
0001357067 FEB 17 2026

Antonio Reynoso
Brooklyn Borough President
209 Joralemon Street
Brooklyn, New York 11201

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT
DO NOT REMOVE
PS Form 3811, July 2020 PSN 7530-02-000-9053

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- 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:

Antonio Reynoso
Brooklyn Borough President
209 Joralemon Street
Brooklyn, New York 11201



9590 9402 9667 5199 7061 53

2. Article Number (Transfer from service label)

9589 0710 5270 3391 3884

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Mail Restricted Delivery
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

Notice to Municipality

February 17, 2026

Dan Garodnick, Director
NYC Department of Planning
120 Broadway, 31st Street
New York, New York 10271

Re: Extinguishment and Release of Environmental Easement

Dear Mr. Garodnick;

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Please forward this notice to your building and/or planning departments, as applicable. If you have any questions or comments regarding this matter, please do not hesitate to contact me.

Very truly yours,

Chestnut Commons Housing Development Fund Corporation
Chestnut Commons Apartments LLC



2600 Innovation Square
100 South Clinton Avenue
Rochester, New York 14604

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ZIP 14614 **\$ 010.73⁰⁰**
02 7H
0001357067 FEB 17 2026

Dan Garodnick, Director
NYC Department of Planning
120 Broadway, 31st Street
New York, New York 10271

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT

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- Complete items 1, 2, and 3.
- 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:

Dan Garodnick, Director
NYC Department of Planning
120 Broadway, 31st Street
New York, New York 10271



9590 9402 9667 5199 7062 52

2. Article Number (Transfer from service label)

9589 0710 5270 3391 3884 19

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

B. Received by (Printed Name)

C. Date of Delivery

☐ Agent
☐ Addressee

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

3. Service Type

- | | |
|--|---|
| ☐ Adult Signature | ☐ Priority Mail Express® |
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| ☐ Certified Mail® | ☐ Registered Mail Restricted Delivery |
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| ☐ Collect on Delivery | ☐ Signature Confirmation Restricted Delivery |
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Postage and Fees: \$5.00

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