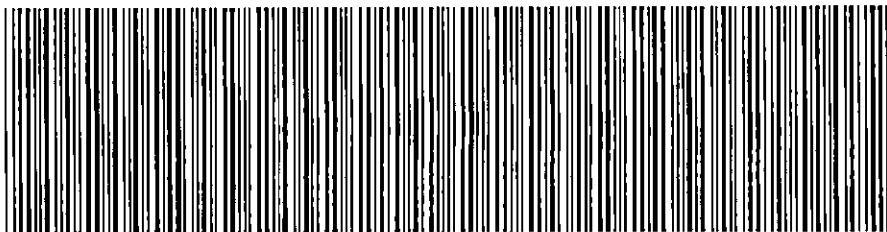


**NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER**

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.



2024100200550001003EA84D

RECORDING AND ENDORSEMENT COVER PAGE**PAGE 1 OF 12****Document ID: 2024100200550001****Document Date: 08-19-2024****Preparation Date: 10-04-2024****Document Type: EASEMENT****Document Page Count: 10****PRESENTER:**

EAGLE ABSTRACT CORP PICK UP METRO
10 CHICHESTER ROAD
CTSY-K-127-24
HUNTINGTON STATION, NY 11746
631-549-8848
BARBARA@EAGLEABSTRACT.COM

RETURN TO:

CHRISTINA DIAZ SALCEDO, ESQ
CONNELL FOLEY LLP
875 THIRD AVENUE 21ST FLOOR
NEW YORK, NY 10022

Borough			Block Lot			PROPERTY DATA	
						Unit	Address
BROOKLYN			2482	1	Entire Lot		50 COMMERCIAL STREET
Property Type: OTHER							
Borough			Block Lot			Unit Address	
BROOKLYN			2482	8	Entire Lot		56 COMMERCIAL STREET
Property Type: OTHER							

☒ Additional Properties on Continuation Page**CROSS REFERENCE DATA**

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

PARTIES**GRANTOR/SELLER:**

RIMANI REALTY LLC
101 MALBA DRIVE
WHITESTONE, NY 11357

GRANTEE/BUYER:

N.Y.S. DEPARTMENT OF ENVIRONMENTAL
CONSERVATION
625 BROADWAY
ALBANY, NY 12233

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: \$ 93.00

Affidavit Fee: \$ 0.00

Filing Fee:

\$ 100.00

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**

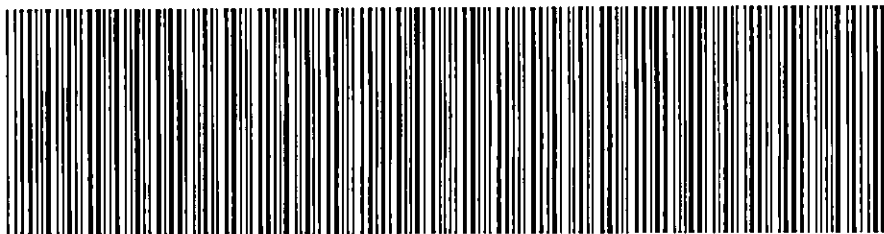
Recorded/Filed 10-04-2024 17:03

City Register File No.(CRFN):

2024000261211

**City Register Official Signature**

NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER



2024100200550001003CAACD

RECORDING AND ENDORSEMENT COVER PAGE (CONTINUATION)

PAGE 2 OF 12

Document ID: 2024100200550001

Document Date: 08-19-2024

Preparation Date: 10-04-2024

Document Type: EASEMENT

PROPERTY DATA

Borough	Block Lot	Unit	Address
BROOKLYN	2482 7 Entire Lot		15-17 CLAY STREET
Property Type: OTHER			

**ENVIRONMENTAL EASEMENT GRANTED PURSUANT TO ARTICLE 71, TITLE 36
OF THE NEW YORK STATE ENVIRONMENTAL CONSERVATION LAW**

THIS INDENTURE made this 19th day of August, 2024 between Owner, Rimani Realty LLC, having an office at 101 Malba Drive, Whitestone, County of Queens, State of New York (the "Grantor"), and The People of the State of New York (the "Grantee"), acting through their Commissioner of the Department of Environmental Conservation (the "Commissioner", or "NYSDEC" or "Department" as the context requires) with its headquarters located at 625 Broadway, Albany, New York 12233,

WHEREAS, the Legislature of the State of New York has declared that it is in the public interest to encourage the remediation of abandoned and likely contaminated properties ("sites") that threaten the health and vitality of the communities they burden while at the same time ensuring the protection of public health and the environment; and

WHEREAS, the Legislature of the State of New York has declared that it is in the public interest to establish within the Department a statutory environmental remediation program that includes the use of Environmental Easements as an enforceable means of ensuring the performance of operation, maintenance, and/or monitoring requirements and the restriction of future uses of the land, when an environmental remediation project leaves residual contamination at levels that have been determined to be safe for a specific use, but not all uses, or which includes engineered structures that must be maintained or protected against damage to perform properly and be effective, or which requires groundwater use or soil management restrictions; and

WHEREAS, the Legislature of the State of New York has declared that Environmental Easement shall mean an interest in real property, created under and subject to the provisions of Article 71, Title 36 of the New York State Environmental Conservation Law ("ECL") which contains a use restriction and/or a prohibition on the use of land in a manner inconsistent with engineering controls which are intended to ensure the long term effectiveness of a site remedial program or eliminate potential exposure pathways to hazardous waste or petroleum; and

WHEREAS, Grantor, is the owner of real property located at the address of 50 & 56 Commercial Street and 15-17 Clay Street in the City of New York, County of Kings 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 2482 Lot 1, 7, & 8, being the same as that property conveyed to Grantor by deeds

Lot	Address	Deed Date	Recording No.
p/o Lot 1 (Former Lot 1)	50 Commercial St	May 23, 2018	2018000196324
p/o Lot 1 (Former Lot 4)	50 Commercial St		2018000196128
p/o Lot 1 (Former Lot 6)	50 Commercial St		2018000196129
Lot 7	15-17 Clay St	August 16, 2022	2022000341719
Lot 8	56 Commercial St		

The property subject to this Environmental Easement (the "Controlled Property") comprises approximately 0.283 +/- acres, and is hereinafter more fully described in the Land Title Survey dated May 24, 2024, and last revised July 25, 2024, prepared by Laurence Michael Haynes,

which will be attached to the Site Management Plan. The Controlled Property description is set forth in and attached hereto as Schedule A; and

WHEREAS, the Department accepts this Environmental Easement in order to ensure the protection of public health and the environment and to achieve the requirements for remediation established for the Controlled Property until such time as this Environmental Easement is extinguished pursuant to ECL Article 71, Title 36; and

NOW THEREFORE, in consideration of the mutual covenants contained herein and the terms and conditions of Brownfield Cleanup Agreement Index Number: C224278-08-23, Grantor conveys to Grantee a permanent Environmental Easement pursuant to ECL Article 71, Title 36 in, on, over, under, and upon the Controlled Property as more fully described herein ("Environmental Easement").

1. Purposes. Grantor and Grantee acknowledge that the Purposes of this Environmental Easement are: to convey to Grantee real property rights and interests that will run with the land in perpetuity in order to provide an effective and enforceable means of encouraging the reuse and redevelopment of this Controlled Property at a level that has been determined to be safe for a specific use while ensuring the performance of operation, maintenance, and/or monitoring requirements; and to ensure the restriction of future uses of the land that are inconsistent with the above-stated purpose.

2. Institutional and Engineering Controls. The controls and requirements listed in the Department approved Site Management Plan ("SMP") including any and all Department approved amendments to the SMP are incorporated into and made part of this Environmental Easement. These controls and requirements apply to the use of the Controlled Property, run with the land, are binding on the Grantor and the Grantor's successors and assigns, and are enforceable in law or equity against any owner of the Controlled Property, any lessees and any person using the Controlled Property.

A. (1) The Controlled Property may be used for:

**Restricted Residential as described in 6 NYCRR Part 375-1.8(g)(2)(ii),
Commercial as described in 6 NYCRR Part 375-1.8(g)(2)(iii) and Industrial
as described in 6 NYCRR Part 375-1.8(g)(2)(iv)**

(2) All Engineering Controls must be operated and maintained as specified in the Site Management Plan (SMP);

(3) All Engineering Controls must be inspected at a frequency and in a manner defined in the SMP;

(4) The use of groundwater underlying the property is prohibited without necessary water quality treatment as determined by the NYSDOH or the New York City Department of Health and Mental Hygiene to render it safe for use as drinking water or for industrial purposes, and the user must first notify and obtain written approval to do so from the Department;

(5) Groundwater and other environmental or public health monitoring must be performed as defined in the SMP;

(6) Data and information pertinent to Site Management of the Controlled Property must be reported at the frequency and in a manner defined in the SMP;

(7) All future activities on the property that will disturb remaining contaminated material must be conducted in accordance with the SMP;

(8) Monitoring to assess the performance and effectiveness of the remedy must be performed as defined in the SMP;

(9) Operation, maintenance, monitoring, inspection, and reporting of any mechanical or physical components of the remedy shall be performed as defined in the SMP;

(10) Access to the site must be provided to agents, employees or other representatives of the State of New York with reasonable prior notice to the property owner to assure compliance with the restrictions identified by this Environmental Easement.

B. The Controlled Property shall not be used for Residential purposes as defined in 6NYCRR 375-1.8(g)(2)(i), and the above-stated engineering controls may not be discontinued without an amendment or extinguishment of this Environmental Easement.

C. The SMP describes obligations that the Grantor assumes on behalf of Grantor, its successors and assigns. The Grantor's assumption of the obligations contained in the SMP which may include sampling, monitoring, and/or operating a treatment system, and providing certified reports to the NYSDEC, is and remains a fundamental element of the Department's determination that the Controlled Property is safe for a specific use, but not all uses. The SMP may be modified in accordance with the Department's statutory and regulatory authority. The Grantor and all successors and assigns, assume the burden of complying with the SMP and obtaining an up-to-date version of the SMP from:

Site Control Section
Division of Environmental Remediation
NYSDEC
625 Broadway
Albany, New York 12233
Phone: (518) 402-9553

D. Grantor must provide all persons who acquire any interest in the Controlled Property a true and complete copy of the SMP that the Department approves for the Controlled Property and all Department-approved amendments to that SMP.

E. Grantor covenants and agrees that until such time as the Environmental Easement is extinguished in accordance with the requirements of ECL Article 71, Title 36 of the ECL, the property deed and all subsequent instruments of conveyance relating to the Controlled Property shall state in at least fifteen-point bold-faced type:

This property is subject to an Environmental Easement held by the New York State Department of Environmental Conservation pursuant to Title 36 of Article 71 of the Environmental Conservation Law.

F. Grantor covenants and agrees that this Environmental Easement shall be incorporated in full or by reference in any leases, licenses, or other instruments granting a right to use the Controlled Property.

G. Grantor covenants and agrees that it shall, at such time as NYSDEC may require, submit to NYSDEC a written statement by an expert the NYSDEC may find acceptable certifying under penalty of perjury, in such form and manner as the Department may require, that:

(1) the inspection of the site to confirm the effectiveness of the institutional and engineering controls required by the remedial program was performed under the direction of the individual set forth at 6 NYCRR Part 375-1.8(h)(3).

(2) the institutional controls and/or engineering controls employed at such site:
(i) are in-place;
(ii) are unchanged from the previous certification, or that any identified changes to the controls employed were approved by the NYSDEC and that all controls are in the Department-approved format; and

(iii) that nothing has occurred that would impair the ability of such control to protect the public health and environment;

(3) the owner will continue to allow access to such real property to evaluate the continued maintenance of such controls;

(4) nothing has occurred that would constitute a violation or failure to comply with any site management plan for such controls;

(5) the report and all attachments were prepared under the direction of, and reviewed by, the party making the certification;

(6) to the best of his/her knowledge and belief, the work and conclusions described in this certification are in accordance with the requirements of the site remedial program, and generally accepted engineering practices; and

(7) the information presented is accurate and complete.

3. Right to Enter and Inspect. Grantee, its agents, employees, or other representatives of the State may enter and inspect the Controlled Property in a reasonable manner and at reasonable times to assure compliance with the above-stated restrictions.

4. Reserved Grantor's Rights. Grantor reserves for itself, its assigns, representatives, and successors in interest with respect to the Property, all rights as fee owner of the Property, including:

A. Use of the Controlled Property for all purposes not inconsistent with, or limited by the terms of this Environmental Easement;

B. The right to give, sell, assign, or otherwise transfer part or all of the underlying fee interest to the Controlled Property, subject and subordinate to this Environmental Easement;

5. Enforcement

A. This Environmental Easement is enforceable in law or equity in perpetuity by Grantor, Grantee, or any affected local government, as defined in ECL Section 71-3603, against the owner of the Property, any lessees, and any person using the land. Enforcement shall not be defeated because of any subsequent adverse possession, laches, estoppel, or waiver. It is not a defense in any action to enforce this Environmental Easement that: it is not appurtenant to an interest in real property; it is not of a character that has been recognized traditionally at common law; it imposes a negative burden; it imposes affirmative obligations upon the owner of any interest in the burdened property; the benefit does not touch or concern real property; there is no privity of estate or of contract; or it imposes an unreasonable restraint on alienation.

B. If any person violates this Environmental Easement, the Grantee may revoke the Certificate of Completion with respect to the Controlled Property.

C. Grantee shall notify Grantor of a breach or suspected breach of any of the terms of this Environmental Easement. Such notice shall set forth how Grantor can cure such breach or suspected breach and give Grantor a reasonable amount of time from the date of receipt of notice in which to cure. At the expiration of such period of time to cure, or any extensions granted by Grantee, the Grantee shall notify Grantor of any failure to adequately cure the breach or suspected breach, and Grantee may take any other appropriate action reasonably necessary to remedy any breach of this Environmental Easement, including the commencement of any proceedings in accordance with applicable law.

D. The failure of Grantee to enforce any of the terms contained herein shall not be deemed a waiver of any such term nor bar any enforcement rights.

6. Notice. Whenever notice to the Grantee (other than the annual certification) or approval from the Grantee is required, the Party providing such notice or seeking such approval shall identify the Controlled Property by referencing the following information:

County, NYSDEC Site Number, NYSDEC Brownfield Cleanup Agreement, State Assistance Contract or Order Number, and the County tax map number or the Liber and Page or computerized system identification number.

Parties shall address correspondence to: Site Number: C224278
Office of General Counsel
NYSDEC
625 Broadway
Albany New York 12233-5500

With a copy to: Site Control Section
Division of Environmental Remediation
NYSDEC
625 Broadway
Albany, NY 12233

All notices and correspondence shall be delivered by hand, by registered mail or by Certified mail and return receipt requested. The Parties may provide for other means of receiving and communicating notices and responses to requests for approval.

7. Recordation. Grantor shall record this instrument, within thirty (30) days of execution of this instrument by the Commissioner or her/his authorized representative in the office of the recording officer for the county or counties where the Property is situated in the manner prescribed by Article 9 of the Real Property Law.

8. Amendment. Any amendment to this Environmental Easement may only be executed by the Commissioner of the New York State Department of Environmental Conservation or the Commissioner's Designee, and filed with the office of the recording officer for the county or counties where the Property is situated in the manner prescribed by Article 9 of the Real Property Law.

9. Extinguishment. This Environmental Easement may be extinguished only by a release by the Commissioner of the New York State Department of Environmental Conservation, or the Commissioner's Designee, and filed with the office of the recording officer for the county or counties where the Property is situated in the manner prescribed by Article 9 of the Real Property Law.

10. Joint Obligation. If there are two or more parties identified as Grantor herein, the obligations imposed by this instrument upon them shall be joint and several.

11. Consistency with the SMP. To the extent there is any conflict or inconsistency between the terms of this Environmental Easement and the SMP, regarding matters specifically addressed by the SMP, the terms of the SMP will control.

Remainder of Page Intentionally Left Blank

IN WITNESS WHEREOF, Grantor has caused this instrument to be signed in its name.

Rimani Realty LLC:

By: *[Signature]*

Print Name: Nicholas Manetta

Title: Member Date: 7/16/24

Grantor's Acknowledgment

STATE OF NEW YORK)

COUNTY OF QUEENS)

) ss: Manetta

On the 16th day of July, in the year 2024, before me, the undersigned, personally appeared Nicholas Manetta, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

[Signature]
Notary Public - State of New York

Juan A. Delaguarda
Notary Public
State of New York
No. 01DE5080316
Qualified in Queens County
Term Expires 06/16/2027



THIS 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 19th day of August, in the year 2024 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(s) whose name is (are) subscribed to the within instrument and acknowledged to me that he/she/ executed the same in his/her/ capacity as Designee of the Commissioner of the State of New York Department of Environmental Conservation, and that by his/her/ 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, with the buildings and/or improvements (if any), erected thereon, situate, lying and being in the Borough of Brooklyn, County of Kings, City and State of New York, bounded and described as follows:

BEGINNING at a point being the corner formed by the intersection of the southeasterly side of Commercial Street with the northerly side of Clay Street;

RUNNING THENCE northeasterly along the southeasterly side of Commercial Street, 244 feet - 4 and 1/2 inches;

THENCE southeasterly at right angles to the southeasterly side of Commercial Street, 61 feet -11 and 1/4 inches;

THENCE westerly along a line forming an interior angle of 75 degrees 46 minutes 17 seconds with the last-mentioned course, 52 feet -2 and 11/16 inches;

THENCE southerly at right angles to the northerly side of Clay Street, 49 feet -1 and 1/4 inches to the northerly side of Clay Street

THENCE westerly along the northerly side of Clay Street, 193 feet -9 inches to the corner formed by the intersection of the southeasterly side of Commercial Street with the northerly side of Clay Street to the point or place of BEGINNING.

CONTAINING WITHIN SAID BOUNDS 0.283 ACRE OR 12,324.2 SQUARE FEET

Deed Description: P/O Lot 1 (Former Lot 1)

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

COMMENCING at the corner formed by the intersection of the Northerly line of Clay Street with the Southeasterly line of Commercial Street, running thence Northeasterly along the Southeasterly line of Commercial Street 88 feet 3 inches, thence Southeasterly at right angles with the Southeasterly line of Commercial Street 22 feet 4 3/8 inches, thence Southerly at right angles with the Northerly line of Clay Street, 22 feet 4 3/8 inches to the Northerly line of Clay Street, thence Westerly along the Northerly line of Clay Street, 88 feet and 3 inches to the point or place of BEGINNING.

Deed Description: P/O Lot 1 (Former Lot 4)

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

COMMENCING at a point on the Southeasterly line of Commercial Street, distant 88 feet 3 inches from the corner formed by the intersection of the Northerly line of Clay Street with said Southeasterly line of Commercial Street; running thence Northeasterly along the Southeasterly line of Commercial Street, 31 feet, thence Southeasterly at right angles with the Southeasterly line of Commercial Street, 30 feet 2 1/2 inches; thence Southerly at right angles with the Northerly line of Clay Street 30 feet 2 1/2 inches to the Northerly line of Clay Street, thence Westerly along the Northerly line of Clay Street 31 feet, thence Northerly at right angles with the Northerly line of Clay Street, 22 feet 4 3/8 inches, thence Northwesterly, at right angles to the Southeasterly line of Commercial Street, 22 feet 4 3/8 inches to the Southeasterly line of Commercial Street, to the point or place of BEGINNING.

Deed Description: P/O Lot 1 (Former Lot 6)

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

BEGINNING at a point on the Northerly side of Clay Street, distant one hundred and nineteen (119) feet, three (3) inches Easterly from the intersection of the Northerly side of Clay Street, with the Southeasterly side of Commercial Street; running thence Northerly, and at right angles with Clay Street thirty (30) feet, two and one-half (2 ½) inches, to the centre line of the block; thence Northwesterly, and at right angles with Commercial Street, thirty (30) feet, two and one-half (2 ½) inches, to the Southeasterly side of Commercial Street, to a point thereon distant one hundred and nineteen (119) feet, three (3) inches Northeasterly from Clay Street; thence Northeasterly, along the Southeasterly side of Commercial Street twenty-five (25) feet; thence Southeasterly, and at right angles with Commercial Street, thirty-six (36) feet, six and one-half (6 ½) inches, to the centre line of the block; thence Southerly, and at right angles with Clay Street, thirty-six (36) feet, six and one-half (6 ½) inches, to the northerly side of Clay Street; thence Westerly, along the Northerly side of Clay Street, twenty-five (25) feet, to the point or place of **BEGINNING**.

Deed Description: Lot 7&8 (Perimeter)

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

BEGINNING at a point on the northerly side of Clay Street, distant 144 feet 3 inches easterly from the corner formed by the intersection of the southerly side of Commercial Street and the northerly side of Clay Street;

RUNNING THENCE northerly at right angles to Clay Street, 36 feet 6-1/2 inches to the center line of the block;

THENCE northerly at right angles to Commercial Street, 36 feet 6-1/2 inches to the southerly side of Commercial Street;

THENCE northerly along the southerly side of Commercial Street, 100 feet 1-1/2 inches;

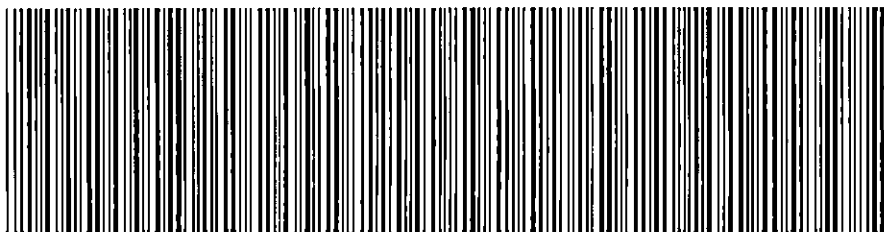
THENCE southerly at right angles to Commercial Street, 61 feet 11-1/4 inches to the center line of the block;

THENCE westerly along the center line of the block, 52 feet 8-3/16 inches;

THENCE southerly at right angles to Clay Street, through a party wall, 49 feet 1-1/4 inches to the northerly side of Clay Street;

THENCE westerly along the northerly side of Clay Street, 49 feet 6 inches to the point or place of **BEGINNING**.

NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER



2024100200550001003S66CC

SUPPORTING DOCUMENT COVER PAGE

PAGE 1 OF 1

Document ID: 2024100200550001

Document Date: 08-19-2024

Preparation Date: 10-04-2024

Document Type: EASEMENT

SUPPORTING DOCUMENTS SUBMITTED:

Page Count

SMOKE DETECTOR AFFIDAVIT

2

**AFFIDAVIT OF COMPLIANCE
WITH SMOKE DETECTOR REQUIREMENT
FOR ONE- AND TWO-FAMILY DWELLINGS**

State of New York

County of QUEENS

SS.: MASPEL

The undersigned, being duly sworn, depose and say under penalty of perjury that they are the grantor and grantee of the real property or of the cooperative shares in a cooperative corporation owning real property located at

50 COMMERCIAL STREET

Street Address Unit/Apt.

BROOKLYN

Borough

New York,

2482

Block

1

Lot

(the "Premises");

That the Premises is a one or two family dwelling, or a cooperative apartment or condominium unit in a one- or two-family dwelling, and that installed in the Premises is an approved and operational smoke detecting device in compliance with the provisions of Article 6 of Subchapter 17 of Chapter 1 of Title 27 of the Administrative Code of the City of New York concerning smoke detecting devices;

That they make affidavit in compliance with New York City Administrative Code Section 11-2105 (g). (The signatures of at least one grantor and one grantee are required, and must be notarized).

RIMANI REALTY LLC

Name of Grantor (Type or Print)

WLA

Signature of Grantor

NYSDEC

Name of Grantee (Type or Print)

Andrew Diefenbach

Signature of Grantee

Sworn to before me

this 28th day of MAY 2024

Juan A. Delaguarda
Notary Public
State of New York
No. 01DE5080315
Qualified in Queens County
Term Expires 09/18/2027

Sworn to before me

this 19th day of AUGUST 2024

Cheryl A. Salem
Notary Public State of New York
Registration No. 01SA0002177
Qualified in Albany County
My Commission Expires March 3, 2027

These statements are made with the knowledge that a willfully false representation is unlawful and is punishable as a crime of perjury under Article 210 of the Penal Law.

NEW YORK CITY REAL PROPERTY TRANSFER TAX RETURNS FILED ON OR AFTER FEBRUARY 6th, 1990, WITH RESPECT TO THE CONVEYANCE OF A ONE- OR TWO-FAMILY DWELLING, OR A COOPERATIVE APARTMENT OR A CONDOMINIUM UNIT IN A ONE- OR TWO-FAMILY DWELLING, WILL NOT BE ACCEPTED FOR FILING UNLESS ACCOMPANIED BY THIS AFFIDAVIT.

SEE ATTACHED PAGE FOR ADDITIONAL APPLICABLE PROPERTIES



052800099101

**Applicable properties compliant with the
Smoke Detector requirement**

Street Address	Unit/Apt	Borough	Block	Lot
56 COMMERCIAL STREET		BROOKLYN	2482	8
15-17 CLAY STREET		BROOKLYN	2482	7

POSTAGE
FIRST-CLASS MAIL
PM
\$010.20
10/14/2024 ZIP 10105
043130217.07



FIRST CLASS MAIL

CONNELL FOLEY LLP
LAW OFFICES
875 THIRD AVENUE, 21ST FLOOR
NEW YORK, NY 10022



*The City Clerk, Clerk of the Council
Executive Office
141 Worth Street
New York, New York 10013*

**U.S. Postal Service[®]
CERTIFIED MAIL[®] RECEIPT**
Domestic Mail Only

For delivery information, visit our website at www.usps.com
Environmental Statement: 50% Recycled Paper, 100% Recycled Ink

Certified Mail Fee
Extra Services & Fees (check box, add fee if applicable)
☒ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postmark
Here

Postage
Total Postage and Fees

Sent to *The City Clerk, Clerk of Council, Executive Office
141 Worth Street
New York, New York 10013*
PS Form 3811, January 2023 PSN 7530-02-000-9053 See Reverse for Instructions

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: *The City Clerk,
Clerk of the Council
Executive Office
141 Worth Street
New York, New York 10013*



9590 9402 5158 9122 5173 72

2. Article Number (Transfer from service label)

9589 0710 5270 1402 9410 11

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature
☒ 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
 - ☐ Insured Mail Restricted Delivery (over \$500)
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October 14, 2024

The City Clerk, Clerk of the Council
Executive Office
141 Worth Street,
New York, NY 10013

**Re: Notice to Municipality of Recorded Environmental Easement
("Environmental Easement")
Site: 50 and 56 Commercial Street and 15-17 Clay Street, Brooklyn, NY
11222**

Dear Sir or Madam:

Attached please find a copy of an Environmental Easement granted to the New York State Department of Environmental Conservation ("Department" or "DEC") on August 19, 2024, by Rimani Realty LLC for property at 50 and 56 Commercial Street and 15-17 Clay Street, Brooklyn, New York 11222, Block 2482, Lots 1,7, and 8, DEC Site No: C224278.

This Environmental Easement restricts future use of the above-referenced property to restricted residential, commercial and industrial uses. Any on-site activity must be done in accordance with the Environmental Easement and the Site Management Plan which is incorporated into the Environmental Easement. Department approval is also required prior to any groundwater use.

Article 71, Section 71-3607 of the New York State Environmental Conservation Law requires that:

1. 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 documents modifying or terminating such environmental easement.
2. Whenever an affected local government receives an application for a building permit or any other application affecting land use or development of land that is subject to an environmental easement and that may relate to or impact such easement, the affected local government shall notify the department and refer such application to the department. The department shall evaluate whether the application is consistent with the environmental easement and shall notify the affected local government of its

determination in a timely fashion, considering the time frame for the local government's review of the application. The affected local government shall not approve the application until it receives approval from the department.

An electronic version of every environmental easement that has been accepted by the Department is available to the public at: <http://www.dec.ny.gov/chemical/36045.html>. Please forward this notice to your building and/or planning departments, as applicable, to ensure your compliance with these provisions of New York State Environmental Conservation Law. If you have any questions or comments regarding this matter, please do not hesitate to contact me.

Sincerely,



Cristina Diaz Salcedo, Esq.