



SIDLEY AUSTIN LLP
787 SEVENTH AVENUE
NEW YORK, NY 10019
+1 212 839 5300
+1 212 839 5599 FAX

mcrough@sidley.com

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FOUNDED 1866

August 2, 2016

BY CERTIFIED MAIL/RETURN RECEIPT

Chief, Site Control Section
New York State Department of
Environmental Conservation
Division of Environmental
Remediation
625 Broadway
Albany, NY 12233-7020

Re: Certificate of Completion
Site Name: New York Express Dry Cleaners
Site No.: C241050
Queens, NY

Dear Sir or Madam:

Enclosed please find proof of recording of the Notice of the Certificate of Completion for the above-referenced site.

Thank you for your attention to this matter.

Very truly yours,

Maureen M. Crough

Enclosures

Cc (By email; with enclosure):
Jane O'Connell, NYSDEC
Mandy Yau, NYSDEC
Mike Curtis, MHB
David Side, AMEC Foster Wheeler

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AUG 08 2016

BUR. OF TECH. SUPPORT

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AUG 12 2016

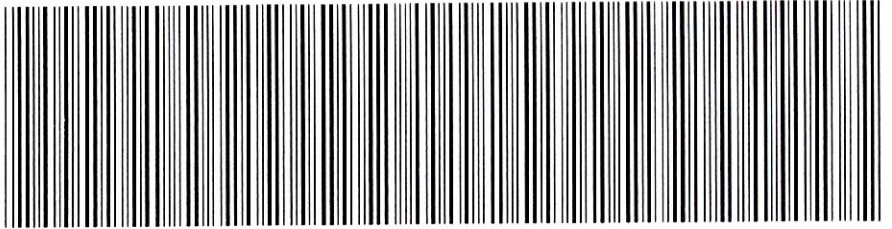
NYS DEC REGION 2
ENVIRONMENTAL REMEDIATION

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ACTIVE 216531230v.1

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

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RECORDING AND ENDORSEMENT COVER PAGE

PAGE 1 OF 3

Document ID: 2016072101399001

Document Date: 07-07-2016

Preparation Date: 07-21-2016

Document Type: CERTIFICATE

Document Page Count: 2

PRESENTER:

TITLEVEST AGENCY
44 WALL STREET, PICKUP/R-QU-540714
10TH FLOOR
NEW YORK, NY 10005
212-757-5800
RECORDINGS@TITLEVEST.COM

RETURN TO:

TITLEVEST AGENCY
44 WALL STREET, PICKUP/R-QU-540714
10TH FLOOR
NEW YORK, NY 10005
212-757-5800
RECORDINGS@TITLEVEST.COM

Borough		Block		Lot	Unit	Address
QUEENS		7115		30	Entire Lot	69-60 188TH STREET
Property Type: COMMERCIAL REAL ESTATE						

CROSS REFERENCE DATA

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

PARTIES

PARTY 1:

NEW YORK STATE DEPARTMENT
OF ENVIRONMENTAL CONSERVATION, 47-40 21ST
STREET
LONG ISLAND CITY, NY 11101

PARTY 2:

MACARTHUR HOLDING B, INC.
140 S. DEARBORN STREET, SUITE 1100
CHICAGO, IL 60603

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: \$ 47.00

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 07-26-2016 16:40

City Register File No.(CRFN):
2016000255330



Gannetta McMillan

City Register Official Signature

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NYS DECK REGION 2
ENVIRONMENTAL REMEDIATION

NOTICE OF CERTIFICATE OF COMPLETION
Brownfield Cleanup Program
6 NYCRR Part 375-1.9(d)

New York Express Dry Cleaners, Site ID No. C241050
69-60 188th Street, Queens, NY 11365
Queens, Tax Map Identification Number(s) 7115-30

PLEASE TAKE NOTICE, the New York State Department of Environmental Conservation (Department) has issued a Certificate of Completion (Certificate) pursuant to Article 27, Title 14 of the New York State Environmental Conservation Law (ECL) to MacArthur Holding B, Inc. for a parcel approximately 0.03 acres located at the 69-60 188th Street in Queens, New York.

PLEASE TAKE NOTICE, the Certificate was issued upon satisfaction of the Commissioner, following review by the Department of the final engineering report and data submitted pursuant to the Brownfield Site Cleanup Agreement, as well as any other relevant information regarding the Site, that the remediation requirements set forth in ECL Article 27, Title 14 have been or will be achieved in accordance with the time frames, if any, established in the remedial work plan.

PLEASE TAKE NOTICE, the remedial program for the Site has achieved a cleanup level that would be consistent with the following categories of uses (actual site use is subject to local zoning requirements):

- ✓ *Check all that apply*
- ☐ Unrestricted Use, as set forth in 6 NYCRR 375-1.8(g)(1)i
- ☒ Residential Use, as set forth in 6 NYCRR 375-1.8(g)(2)i.
- ☒ Restricted Residential Use, as set forth in 6 NYCRR 375-1.8(g)(2)ii.
- ☒ Commercial Use, as set forth in 6 NYCRR 375-1.8(g)(2)iii.
- ☒ Industrial Use, as set forth in 6 NYCRR 375-1.8(g)(2)iv.

Further, the use of groundwater is restricted and may not be used, unless treated in accordance with the requirements provided by the New York State Department of Health, or a local County Health Department with jurisdiction in such matters and such is approved by the Department as not inconsistent with the remedy.

PLEASE TAKE NOTICE, since the remedial program relies upon use restrictions or the long term employment of institutional or engineering controls; such institutional or engineering controls are contained in an Environmental Easement granted pursuant to ECL Article 71, Title 36 which has been duly recorded in the Recording Office for Queens County as 2016000127317.

PLEASE TAKE NOTICE, the Environmental Easement requires that the approved site management plan (SMP) for this property be adhered to. The SMP, which may be amended from time to time, may include sampling, monitoring, and/or operating a treatment system on the property, providing certified reports to the NYSDEC, and generally provides for the management of any and all plans and limitations on the property. A copy of the SMP is available upon request by writing to the Department's Division of Environmental Remediation, Site Control Section, 625 Broadway, Albany, New York 12233.

PLEASE TAKE NOTICE, provided that the Environmental Easement, SMP and Certificate are complied with, the Certificate holder(s) shall be entitled to the liability limitation provided in ECL Section 27-1421. The liability limitation shall run with the land, extending to the Certificate holder's successors or assigns through acquisition of title to the Site and to a person who develops or otherwise occupies the Site, subject to certain limitations as set forth in ECL Section 27-1421. The liability limitation shall be subject to all rights reserved to the State by ECL Section 27-1421.2 and any other applicable provision of law.

NY Express Dry Cleaners, C241050, 69-60 188th Street, Queens, NY 11365

PLEASE TAKE NOTICE, the Certificate may entitle the Certificate holder(s) to tax credits in accordance with Tax Law Sections 21, 22 and 23.

PLEASE TAKE NOTICE, any change of use of the site, as defined in 6 NYCRR 375, must be preceded by notice to the Department in accordance with 6 NYCRR 375-1.11(d). A transfer of any or all of the property constitutes a change of use.

PLEASE TAKE NOTICE, the Certificate may only be transferred to the Certificate holder's successors or assigns upon transfer or sale of the Site as provided by ECL Section 27-1419.5 and 6 NYCRR Part 375-1.9. Failure to comply with the regulatory requirements for transfer **WILL** bar the successors and assigns from the benefits of the Certificate.

PLEASE TAKE NOTICE, the Certificate may be modified or revoked by the Commissioner as set forth in the applicable regulations.

PLEASE TAKE NOTICE, the Certificate may be revoked if the Environmental Easement as implemented, if applicable, is not protective or enforceable.

PLEASE TAKE NOTICE, a copy of the Certificate can be reviewed at the DEC's Region 2 office located at 47-40 21st Street, Long Island City, New York 11101, by contacting the Regional Environmental Remediation Engineer.

WHEREFORE, the undersigned has signed this Notice of Certificate

Street Retail, Inc.

By: 

Title: Dawn M. Becker

Vice President -

Date: Managing Director Mixed Use Operations

July 7, 2016

Maryland
STATE OF NEW YORK) SS:
COUNTY OF *Montgomery*

On the 7th day of July, in the year 2016, before me, the undersigned, personally appeared Dawn M. Becker, 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 and Office of individual
taking acknowledgment

Please record and return to:
MacArthur Holding B, Inc.
Attn. Michael Curtis
140 S. Dearborn Street, Suite 1100
Chicago, IL 60603

NORMA W. SELMAN
NOTARY PUBLIC
MONTGOMERY COUNTY
MARYLAND
MY COMMISSION EXPIRES JUNE 28, 2020