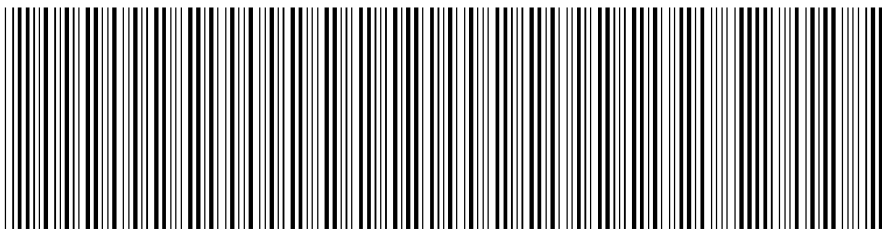


**NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER**

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RECORDING AND ENDORSEMENT COVER PAGE

PAGE 1 OF 4

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Document Type: TERMINATION OF AGREEMENT

Document Page Count: 3

PRESENTER:

TITLEVEST AGENCY
110 EAST 42ND STREET, 10TH FLOOR
R756368
NEW YORK, NY 10017
212-757-5800
RECORDINGS@TITLEVEST.COM

RETURN TO:

TITLEVEST AGENCY
110 EAST 42ND STREET, 10TH FLOOR
R756368
NEW YORK, NY 10017
212-757-5800
RECORDINGS@TITLEVEST.COM

				PROPERTY DATA	
Borough	Block	Lot		Unit	Address
QUEENS	7115	30	Entire Lot		69-62 188TH STREET
Property Type: COMMERCIAL REAL ESTATE					

CROSS REFERENCE DATA

CRFN: 2016000127317

PARTIES

PARTY 1:

STREET RETAIL, INC.
1626 EAST JEFFERSON ST.
ROCKVILLE, MD 20852

PARTY 2:

THE PEOPLE OF THE STATE OF NEW YORK
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: \$ 52.00

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 08-20-2020 13:16

City Register File No.(CRFN):

2020000235044



Annette McMill

City Register Official Signature

TERMINATION AND RELEASE OF ENVIRONMENTAL EASEMENT

This Termination and Release of Environmental Easement is made as of 10th day of March 2020, 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 Owner, Street Retail, Inc., having an office at 1626 East Jefferson Street, Rockville, Maryland 20852 ("the Grantor").


RECITALS

1. Grantor is the owner of certain land known as 69-62 188th Street, in the City of New York, County of Queens 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 7115, Lot 30 ("Property"), being the same as that property conveyed to Grantor by deed dated December 4, 1997, and recorded in the City Register of the City of New York for Queen's County in Reel 4753, Page 996.
2. The Department and Grantor entered into an Environmental Easement ("Easement Agreement") dated as of June 15, 2015, and recorded in the office of the City Register of the City of New York on April 12, 2016, City Register File No. ("CRFN") 2016000127317. Capitalized terms used herein without definition have the meanings ascribed to them in the Environmental Easement Agreement. The property comprises approximately 0.02952 +/- acres, and is hereinafter more fully described in Exhibit 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 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. The Parties do hereby agree that all applicable remediation requirements set forth in the New York State Environmental Conservation Law have been achieved, and that the Property may be used for Residential use, which allows for any use other than raising livestock or producing animal products for human consumption, pursuant to 6 NYCRR §375-1.8(g).
5. 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 Controlled Property, other than the local controls which govern the use of groundwater.
6. Therefore, 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 Exhibit A.
- C. This Termination and Release of Environmental Easement inures to and binds the parties hereto and their respective successors 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 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: 
Michael J. Ryan, Director
Division of Environmental Remediation

Grantee's Acknowledgement

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

On the 16th day of March, in the year 2020 before me, the undersigned, personally appeared Michael J. Ryan, 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.

David J. Chiusano
Notary Public, State of New York
No. 01CH5032146
Qualified in Schenectady County
Commission Expires August 22, 2022

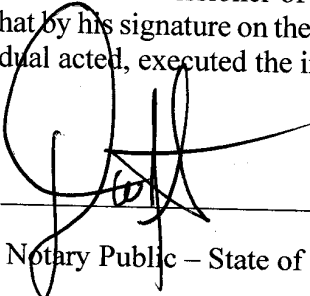

Notary Public – State of New York

EXHIBIT A- PROPERTY DESCRIPTION

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

BEGINNING at a point following two (2) courses and distances:

- 1) along westerly side of 188th Street distant 227.65 feet northerly from the corner formed by the intersection of the westerly side of 188th Street with the northerly side of 73rd Avenue;
- 2) westerly along part of building wall line 164.12 feet;

RUNNING THENCE westerly along building wall line 12.00 feet;

THENCE southerly along building wall line forming an exterior angle of 89 degrees 57 minutes 48 seconds with the last mentioned course, 31.28 feet;

THENCE westerly along building wall line forming an interior angle of 90 degrees 17 minutes 16 seconds with the last mentioned course, 12.15 feet;

THENCE northerly along a line forming an interior angle of 89 degrees 40 minutes 32 seconds with the last mentioned course, 5.82 feet;

THENCE westerly at right angles to the last mentioned course, 16.42 feet;

THENCE northerly at right angles to the last mentioned course, 37.53 feet;

THENCE easterly at right angles to the last mentioned course, 40.55 feet;

THENCE southerly at right angles to the last mentioned course, 12.00 feet to the point or place of BEGINNING.

Easement area is 1286.0 sq. ft. = 0.02952 acres

Premises commonly known as 69-62 188th Street

Section 32 Block 7115 Part of Lot 30