



SUBMITTAL INSTRUCTIONS:

1. Compile the application package in the following manner:
 - a. one file in non-fillable PDF of the application form plus supplemental information, excluding any previous environmental reports and work plans, if applicable
 - b. if the application requires submittal of previous environmental reports to support the addition of new property, an affordable housing agreement to support the determination for tangible property credits in New York City, or other large files, please include each as a separate PDF.
2. Compress all files (PDFs) into one zipped/compressed folder
3. Submit the application to the Site Control Section either via email or ground mail, as described below.

Please select only ONE submittal method – do NOT submit both email and ground mail.

a. VIA EMAIL:

- Upload the compressed folder to the NYSDEC File Transfer Service (<http://fts.dec.state.ny.us/fts>) or another file-sharing service.
- Copy the download link into the body of an email with any other pertinent information or cover letter attached to the email.
- Subject line of the email: “*Amendment Application NEW - *Site Name* - *Site Code**”
- Email your submission to DESiteControl@dec.ny.gov – do NOT copy Site Control staff.

b. VIA GROUND MAIL:

- Save the application file(s) and cover letter to an external storage device (e.g., thumb drive, flash drive). Do NOT include paper copies of the application or attachments.
- Mail the external storage device to the following address:
Chief, Site Control Section
Division of Environmental Remediation
625 Broadway, 11th Floor
Albany, NY 12233-7020

SITE NAME:	Halletts Point, Buildings 2 and 3
SITE CODE:	C241192



**Department of
Environmental
Conservation**

BROWNFIELD CLEANUP PROGRAM (BCP) APPLICATION TO AMEND BROWNFIELD CLEANUP AGREEMENT AND AMENDMENT

Please refer to the attached instructions for guidance on completing this application.

Submission of a full BCP application will be required should this application be determined to be a major amendment. If the amendment seeks to add or subtract more than an insignificant acreage of property to the BCA, applicants are encouraged to consult with the DEC project team prior to submitting this application.

PART I. BROWNFIELD CLEANUP AGREEMENT AMENDMENT APPLICATION

1. Check the appropriate box(es) below based on the nature of the amendment modification(s) requested:

<input type="checkbox"/>	Amendment to modify the existing BCA (check one or more boxes below):
<input type="checkbox"/>	Add applicant(s)
<input type="checkbox"/>	Substitute applicant(s)
<input type="checkbox"/>	Remove applicant(s)
<input type="checkbox"/>	Change in name of applicant(s)
<input checked="" type="checkbox"/>	Amendment to reflect a transfer of title to all or part of the brownfield site:
	<p>a. A copy of the recorded deed must be provided. Is this attached? Yes <input checked="" type="radio"/> No <input type="radio"/></p> <p>b. <input checked="" type="checkbox"/> Change in ownership <input type="checkbox"/> Additional owner (such as a beneficial owner)</p> <p>c. Pursuant to 6 NYCRR Part 375-1.11(d), a Change of Use form should have been submitted prior to a transfer of ownership. If this has not yet been submitted, include the form with this application. Is this form attached? Yes <input checked="" type="radio"/> No <input type="radio"/> Submitted on: <u>3/27/2017</u></p>
<input checked="" type="checkbox"/>	Amendment to modify description of the property(ies) listed in the existing BCA
<input checked="" type="checkbox"/>	Amendment to expand or reduce property boundaries of the property(ies) listed in the existing BCA
<input type="checkbox"/>	Sites in Bronx, Kings, New York, Queens or Richmond Counties ONLY: amendment to request determination that the site is eligible for tangible property credit component of the brownfield redevelopment tax credit.
<input type="checkbox"/>	Other (explain in detail below)

2. REQUIRED: Please provide a brief narrative describing the specific requests included in this amendment:

The application to amend the BCA is submitted in connection with (i) the transfer of title to Block 916, Lot 10 and Block 913, Lot 100 from applicant Halletts Building 2 SPE LLC to applicant Halletts Building 3 SPE LLC; (ii) the four lots comprising the BCP Site (Block 490, lot 250; Block 913, Lot100; Block 916, Lots 1 and 10) having been merged into one tax lot: block 916, Lot 10; (iii) a change in the street address for the merged lots and (iv) the western boundary of the BCP site having been changed to correspond with the revised High Water Line line which reduced the size of the BCP site from 2.980 acres to 2.966 acres. Applicant Halletts Building 3 SPE LLC has assumed the role of the remediating party.

SECTION I: CURRENT AGREEMENT INFORMATION*This section must be completed in full. Attach additional pages as necessary.*

BCP SITE NAME: Halletts Point, Buildings 2 and 3	BCP SITE CODE: C241192
NAME OF CURRENT APPLICANT(S): Halletts Building 2 SPE LLC; Halletts Building 3 SPE LLC	
INDEX NUMBER OF AGREEMENT: C241192-01-17	DATE OF ORIGINAL AGREEMENT: 03/27/2017

SECTION II: NEW REQUESTOR INFORMATION*Complete this section only if adding new requestor(s) or the name of an existing requestor has changed.*

NAME:			
ADDRESS:			
CITY/TOWN:			ZIP CODE:
PHONE:	EMAIL:		
REQUESTOR CONTACT:			
ADDRESS:			
CITY/TOWN:			ZIP CODE:
PHONE:	EMAIL:		
REQUESTOR'S CONSULTANT:		CONTACT:	
ADDRESS:			
CITY/TOWN:			ZIP CODE:
PHONE:	EMAIL:		
REQUESTOR'S ATTORNEY:		CONTACT:	
ADDRESS:			
CITY/TOWN:			ZIP CODE:
PHONE:	EMAIL:		
			Y
			N
1. Is the requestor authorized to conduct business in New York State?			<input type="radio"/>
2. If the requestor is a corporation, LLC, LLP, or other entity requiring authorization from the NYS Department of State (NYSDOS) to conduct business in NYS, the requestor's name must appear exactly as given above in the NYSDOS Corporation & Business Entity Database. A print-out of entity information from the NYSDOS database must be submitted with this application. Is this print-out attached?			<input type="radio"/>
3. Requestor must submit proof that the party signing this application and amendment has the authority to bind the requestor. This would be documentation showing the authority to bind the requestor in the form of corporate organizational papers, a Corporate Resolution or an Operating Agreement or Resolution for an LLC. Is this proof attached?			<input type="radio"/>
4. If the requestor is an LLC, the names of the members/owners must be provided. Is this information attached?			<input type="radio"/>
5. Describe the new requestor's relationship to all existing applicants:			<input type="radio"/>

SECTION III: CURRENT PROPERTY OWNER/OPERATOR INFORMATION*Complete this section only if a transfer of ownership has taken place. Attach additional pages if necessary.*

Owner listed below is: <input checked="" type="checkbox"/> Existing Applicant		<input type="checkbox"/> New Applicant	<input type="checkbox"/> Non-Applicant
OWNER'S NAME: Halletts Building 3 SPE LLC		CONTACT: Tony Mastrolia	
ADDRESS: 1155 Avenue of the Americas			
CITY/TOWN: New York, New York		ZIP CODE: 10036	
PHONE: (212) 789-6010	EMAIL: amastrolia@durst.org		
OPERATOR:		CONTACT:	
ADDRESS:			
CITY/TOWN:		ZIP CODE:	
PHONE:	EMAIL:		

SECTION IV: NEW REQUESTOR ELIGIBILITY INFORMATION*Complete this section only if adding new requestor(s). Attach additional pages if necessary.*

If answering "yes" to any of the following questions, please provide additional information as an attachment. Please refer to ECL § 27-1407 for details.

	Y	N
1. Are any enforcement actions pending against the requestor regarding this site?	<input type="radio"/>	<input type="radio"/>
2. Is the requestor presently subject to an existing order for the investigation, removal or remediation relating to contamination at the site?	<input type="radio"/>	<input type="radio"/>
3. Is the requestor subject to an outstanding claim by the Spill Fund for the site? Any questions regarding whether a party is subject to a spill claim should be discussed with the Spill Fund Administrator.	<input type="radio"/>	<input type="radio"/>
4. Has the requestor been determined in an administrative, civil or criminal proceeding to be in violation of (i) any provision of the subject law; (ii) any order or determination; (iii) any regulation implementing ECL Article 27 Title 14; or (iv) any similar statute or regulation of the state or federal government? If so, provide additional information as an attachment.	<input type="radio"/>	<input type="radio"/>
5. Has the requestor previously been denied entry to the BCP? If so, include information relative to the application, such as site name, address, DEC site number, reason for denial, and any other relevant information.	<input type="radio"/>	<input type="radio"/>
6. Has the requestor been found in a civil proceeding to have committed a negligent or intentionally tortious act involving the handling, storing, treating, disposing or transporting or contaminants?	<input type="radio"/>	<input type="radio"/>
7. Has the requestor been convicted of a criminal offense (i) involving the handling, storing, treating, disposing or transporting of contaminants; or (ii) that involves a violent felony, fraud, bribery, perjury, theft, or offense against public administration (as that term is used in Article 195 of the Penal Law) under federal law or the laws of any state?	<input type="radio"/>	<input type="radio"/>
8. Has the requestor knowingly falsified statements or concealed material facts in any matter within the jurisdiction of the Department, or submitted a false statement or made use of or made a false statement in connection with any document or application submitted to the Department?	<input type="radio"/>	<input type="radio"/>

SECTION IV: NEW REQUESTOR ELIGIBILITY INFORMATION (continued)		Y	N
9. Is the requestor an individual or entity of the type set forth in ECL 27-1407.9(f) that committed an act or failed to act, and such act or failure to act could be the basis for denial of a BCP application?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
10. Was the requestor's participation in any remedial program under DEC's oversight terminated by DEC or by a court for failure to substantially comply with an agreement or order?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
11. Are there any unregistered bulk storage tanks on-site which require registration?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
12. THE NEW REQUESTOR MUST CERTIFY THAT IT IS EITHER A PARTICIPANT OR VOLUNTEER IN ACCORDANCE WITH ECL § 27-1405(1) BY CHECKING ONE OF THE BOXES BELOW:			
<input type="checkbox"/> PARTICIPANT A requestor who either (1) was the owner of the site at the time of the disposal of contamination or (2) is otherwise a person responsible for the contamination, unless the liability arises solely as a result of ownership, operation of or involvement with the site subsequent to the disposal of contamination.	<input type="checkbox"/> VOLUNTEER A requestor other than a participant, including a requestor whose liability arises solely as a result of ownership, operation of or involvement with the site subsequent to the disposal of a hazardous waste or discharge of petroleum. NOTE: By checking this box, a requestor whose liability arises solely as a result of ownership, operation of or involvement with the site certifies that they have exercised appropriate care with respect to the hazardous waste found at the facility by taking reasonable steps to: (i) stop any continuing discharge; (ii) prevent any threatened future release; (iii) prevent or limit human, environmental or natural resource exposure to any previously released hazardous waste. If a requestor's liability arises solely as a result of ownership, operation of or involvement with the site, they must submit a statement describing why they should be considered a volunteer – be specific as to the appropriate care taken.		
13. If the requestor is a volunteer, is a statement describing why the requestor should be considered a volunteer attached?	N/A <input type="radio"/>	Y <input type="radio"/>	N <input type="radio"/>
14. Requestor's relationship to the property (check all that apply): <input type="checkbox"/> Prior Owner <input type="checkbox"/> Current Owner <input type="checkbox"/> Potential/Future Purchaser <input type="checkbox"/> Other: _____			
15. If the requestor is not the current site owner, proof of site access sufficient to complete the remediation must be submitted. Proof must show that the requestor will have access to the property before being added to the BCA and throughout the BCP project, including the ability to place an easement on the site. Is this proof attached?	N/A <input type="radio"/>	Y <input type="radio"/>	N <input type="radio"/>

SECTION V: PROPERTY DESCRIPTION AND REQUESTED CHANGES

Complete this section only if property is being added to or removed from the site, a lot merger or other change to site SBL(s) has occurred, or if modifying the site address for any reason.

1. Property information on current agreement (as modified by any previous amendments, if applicable):

ADDRESS: 26-40 1st Street

CITY/TOWN Astoria, New York

ZIP CODE: 11102

CURRENT PROPERTY INFORMATION

TOTAL ACREAGE OF CURRENT SITE:

PARCEL ADDRESS	SECTION	BLOCK	LOT	ACREAGE
26-40 1st Street		916	1	1.02
26-02 1st Street		916	10	1.48
27th Avenue street stub		490	250	0.32

2. Requested change (check appropriate boxes below): (Property information continues on second page.)

☐

a. Addition of property (may require additional citizen participation depending on the nature of the expansion – see instructions)

PARCELS ADDED:

PARCEL ADDRESS	SECTION	BLOCK	LOT	ACREAGE

TOTAL ACREAGE TO BE ADDED: _____

☒

b. Reduction of property

PARCELS REMOVED:

PARCEL ADDRESS	SECTION	BLOCK	LOT	ACREAGE
western boundary of 26-02 to 26-50 1st Street		916	10	2.966

TOTAL ACREAGE TO BE REMOVED: 0.014 acres

☒

c. Change to SBL (e.g., lot merge, subdivision, address change)

NEW PROPERTY INFORMATION:

PARCEL ADDRESS	SECTION	BLOCK	LOT	ACREAGE
26-02 to 26-50 1st Street		916	10	2.966

3. TOTAL REVISED SITE ACREAGE: 2.966

4. For all changes requested in this section, documentation must be provided. Required attachments are listed in the application instructions. Is the required documentation attached?

☒
☐

SECTION V: PROPERTY DESCRIPTION AND REQUESTED CHANGES

Complete this section only if property is being added to or removed from the site, a lot merger or other change to site SBL(s) has occurred, or if modifying the site address for any reason.

1. Property information on current agreement (as modified by any previous amendments, if applicable):

ADDRESS:

CITY/TOWN

ZIP CODE:

CURRENT PROPERTY INFORMATION

TOTAL ACREAGE OF CURRENT SITE:

PARCEL ADDRESS

SECTION

BLOCK

LOT

ACREAGE

26th Avenue street stub

913

100

0.16

2. Requested change (check appropriate boxes below):

☐

a. Addition of property (may require additional citizen participation depending on the nature of the expansion – see instructions)

PARCELS ADDED:

PARCEL ADDRESS

SECTION

BLOCK

LOT

ACREAGE

TOTAL ACREAGE TO BE ADDED: _____

☐

b. Reduction of property

PARCELS REMOVED:

PARCEL ADDRESS

SECTION

BLOCK

LOT

ACREAGE

TOTAL ACREAGE TO BE REMOVED: _____

☐

c. Change to SBL (e.g., lot merge, subdivision, address change)

NEW PROPERTY INFORMATION:

PARCEL ADDRESS

SECTION

BLOCK

LOT

ACREAGE

3. TOTAL REVISED SITE ACREAGE: _____

4. For all changes requested in this section, documentation must be provided. Required attachments are listed in the application instructions. Is the required documentation attached?

Y

☒

N

☐

**APPLICATION TO AMEND BROWNFIELD CLEANUP AGREEMENT AND AMENDMENT SUPPLEMENT
QUESTIONS FOR SITE SEEKING TANGIBLE PROPERTY CREDITS IN NEW YORK CITY ONLY**

Complete this section only if the site is located within the five counties comprising New York City and the requestor is seeking a determination of eligibility for tangible property credits. Provide supporting documentation as required. Refer to the application instructions for additional information.

	Y	N
1. Is the site located in Bronx, Kings, New York, Queens or Richmond County?	<input type="radio"/>	<input type="radio"/>
2. Is the requestor seeking a determination that the site is eligible for the tangible property credit component of the brownfield redevelopment tax credit?	<input type="radio"/>	<input type="radio"/>
3. Is at least 50% of the site area located within an environmental zone pursuant to Tax Law 21(6)? Please see DEC's website for more information.	<input type="radio"/>	<input type="radio"/>
4. Is the property upside down as defined below?	<input type="radio"/>	<input type="radio"/>
<p>From ECL 27-1405(31):</p> <p>"Upside down" shall mean a property where the projected and incurred cost of the investigation and remediation which is protective for the anticipated use of the property equals or exceeds seventy-five percent of its independent appraised value, as of the date of submission of the application for participation in the brownfield cleanup program, developed under the hypothetical condition that the property is not contaminated.</p>		
5. Is the project and affordable housing project as defined below?	<input type="radio"/>	<input type="radio"/>
<p>From 6 NYCRR 375-3.2(a) as of August 12, 2016:</p> <p>(a) "Affordable housing project" means, for purposes of this part, title fourteen of article twenty-seven of the environmental conservation law and section twenty-one of the tax law only, a project that is developed for residential use or mixed residential use that must include affordable residential rental units and/or affordable home ownership units.</p> <p>(1) Affordable residential rental projects under this subdivision must be subject to a federal, state, or local government housing agency's affordable housing program, or a local government's regulatory agreement or legally binding restriction, which defines (i) a percentage of the residential rental units in the affordable housing project to be dedicated to (ii) tenants at a defined maximum percentage of the area median income based on the occupants' household's annual gross income.</p> <p>(2) Affordable home ownership projects under this subdivision must be subject to a federal, state, or local government housing agency's affordable housing program, or a local government's regulatory agreement or legally binding restriction, which sets affordable units aside for homeowners at a defined maximum percentage of the area median income.</p> <p>(3) "Area median income" means, for purposes of this subdivision, the area median income for the primary metropolitan statistical area, or for the county if located outside a metropolitan statistical area, as determined by the United States Department of Housing and Urban Development, or its successor, for a family of four, as adjusted for family size.</p>		

APPLICATION SUPPLEMENT FOR NYC SITES (continued)	Y	N
<p>6. Is the project a planned renewable energy facility site as defined below?</p> <p>From ECL 27-1405(33) as of April 9, 2022:</p> <p>"Renewable energy facility site" shall mean real property (a) this is used for a renewable energy system, as defined in section sixty-six-p of the public service law; or (b) any co-located system storing energy generated from such a renewable energy system prior to delivering it to the bulk transmission, sub-transmission, or distribution system.</p> <p>From Public Service Law Article 4 Section 66-p as of April 23, 2021:</p> <p>(b) "renewable energy systems" means systems that generate electricity or thermal energy through use of the following technologies: solar thermal, photovoltaics, on land and offshore wind, hydroelectric, geothermal electric, geothermal ground source heat, tidal energy, wave energy, ocean thermal, and fuel cells which do not utilize a fossil fuel resource in the process of generating electricity.</p>	<input type="radio"/>	<input type="radio"/>
<p>7. Is the site located within a disadvantaged community, within a designated Brownfield Opportunity Area, and meets the conformance determinations pursuant to subdivision ten of section nine-hundred-seventy-r of the general municipal law?</p> <p>From ECL 75-0111 as of April 9, 2022:</p> <p>(5) "Disadvantaged communities" means communities that bear the burdens of negative public health effects, environmental pollution, impacts of climate change, and possess certain socioeconomic criteria, or comprise high-concentrations of low- and moderate-income households, as identified pursuant to section 75-0111 of this article.</p>	<input type="radio"/>	<input type="radio"/>

PART II. BROWNFIELD CLEANUP PROGRAM AMENDMENT**EXISTING AGREEMENT INFORMATION**

BCP SITE NAME: Halletts Point, Buildings 2 and 3

BCP SITE CODE: C241192

NAME OF CURRENT APPLICANT(S): Halletts Building 2 SPE LLC; Halletts Building 3 SPE LLC

INDEX NUMBER OF AGREEMENT: C241192-01-17

DATE OF ORIGINAL AGREEMENT 03/27/2017

Declaration of Amendment:

By the requestor(s) and/or applicant(s) signature(s) below, and subsequent signature by the Department, the above application to amend the Brownfield Cleanup Agreement described above is hereby approved. This Amendment is made in accordance with and subject to all of the BCA and all applicable guidance, regulations and state laws applicable thereto. All other substantive and procedural terms of the Agreement will remain unchanged and in full force and effect regarding the parties to the Agreement.

Nothing contained herein constitutes a waiver by the Department or the State of New York of any rights held in accordance with the Agreement or any applicable state and/or federal law or a release for any party from obligations held under the Agreement or those same laws.

STATEMENT OF CERTIFICATION AND SIGNATURES: NEW REQUESTOR

Complete the appropriate section (individual or entity) below only if this Amendment adds a new requestor. Attach additional pages as needed.

(Individual)

I hereby affirm that the information provided on this form and its attachments is true and complete to the best of my knowledge and belief. I am aware that any false statement made herein is punishable as a Class A misdemeanor pursuant to section 210.45 of the Penal Law. My signature below constitutes the requisite approval for the amendment to the BCA Application, which will be effective upon signature by the Department.

Date: _____ Signature: _____

Print Name: _____

(Entity)

I hereby affirm that I am _____ (title) of _____ (entity); that I am authorized by that entity to make this application; that this application was prepared by me or under my supervision and direction; and that information provided on this form and its attachments is true and complete to the best of my knowledge and belief. I am aware that any false statement made herein is punishable as a Class A misdemeanor pursuant to Section 210.45 of the Penal Law.

_____ signature below constitutes the requisite approval for the amendment to the BCA Application, which will be effective upon signature by the Department.

Date: _____ Signature: _____

Print Name: _____

STATEMENT OF CERTIFICATION AND SIGNATURES: EXISTING APPLICANT(S)

An authorized representative of each applicant must complete and sign the appropriate section (individual or entity) below. Attach additional pages as needed.

(Individual)

I hereby affirm that I am a party to the Brownfield Cleanup Agreement and/or Application referenced in Section I above and that I am aware of this Application for an Amendment to that Agreement and/or Application. My signature below constitutes the requisite approval for the amendment to the BCA Application, which will be effective upon signature by the Department.

Date: _____ Signature: _____

Print Name: _____

(Entity)

I hereby affirm that I am Authorized Signatory (title) of Halletts Building 2 SPE LLC (entity) which is a party to the Brownfield Cleanup Agreement and/or Application referenced in Section I above and that I am aware of this Application for an Amendment to that Agreement and/or Application. Alexander Durst's signature below constitutes the requisite approval for the amendment to the BCA Application, which will be effective upon signature by the Department.

Date: 6/13/2024

Signature: _____

DocuSigned by:

Alexander Durst

12C89881862344A...

Print Name: Alexander Durst**PLEASE SEE THE FOLLOWING PAGE FOR SUBMITTAL INSTRUCTIONS****REMAINDER OF THIS AMENDMENT WILL BE COMPLETED SOLELY BY THE DEPARTMENT**

Status of Agreement:

**PARTICIPANT**

A requestor who either (1) was the owner of the site at the time of the disposal of contamination or (2) is otherwise a person responsible for the contamination, unless the liability arises solely as a result of ownership, operation of or involvement with the site subsequent to the disposal of contamination.

**VOLUNTEER**

A requestor other than a participant, including a requestor whose liability arises solely as a result of ownership, operation of or involvement with the site subsequent to the contamination.

Effective Date of the Original Agreement: 03/27/2017

Signature by the Department:

DATED: _____

NEW YORK STATE DEPARTMENT OF
ENVIRONMENTAL CONSERVATION

By:

Andrew O. Guglielmi, Director
Division of Environmental Remediation

STATEMENT OF CERTIFICATION AND SIGNATURES: EXISTING APPLICANT(S)

An authorized representative of each applicant must complete and sign the appropriate section (individual or entity) below. Attach additional pages as needed.

(Individual)

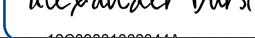
I hereby affirm that I am a party to the Brownfield Cleanup Agreement and/or Application referenced in Section I above and that I am aware of this Application for an Amendment to that Agreement and/or Application. My signature below constitutes the requisite approval for the amendment to the BCA Application, which will be effective upon signature by the Department.

Date: _____ Signature: _____

Print Name: _____

(Entity)

I hereby affirm that I am Authorized Signatory (title) of Halletts Building 3 SPE LLC (entity) which is a party to the Brownfield Cleanup Agreement and/or Application referenced in Section I above and that I am aware of this Application for an Amendment to that Agreement and/or Application. Alexander Durst's signature below constitutes the requisite approval for the amendment to the BCA Application, which will be effective upon signature by the Department.

Date: 6/13/2024 Signature: Print Name: Alexander Durst**PLEASE SEE THE FOLLOWING PAGE FOR SUBMITTAL INSTRUCTIONS****REMAINDER OF THIS AMENDMENT WILL BE COMPLETED SOLELY BY THE DEPARTMENT**

Status of Agreement:

☐ **PARTICIPANT**

A requestor who either (1) was the owner of the site at the time of the disposal of contamination or (2) is otherwise a person responsible for the contamination, unless the liability arises solely as a result of ownership, operation of or involvement with the site subsequent to the disposal of contamination.

☐ **VOLUNTEER**

A requestor other than a participant, including a requestor whose liability arises solely as a result of ownership, operation of or involvement with the site subsequent to the contamination.

Effective Date of the Original Agreement: 03/27/2017

Signature by the Department:

DATED: _____

NEW YORK STATE DEPARTMENT OF
ENVIRONMENTAL CONSERVATION

By:

Andrew O. Guglielmi, Director
Division of Environmental Remediation

CONSENT OF
THE DURST MANAGER LLC

The undersigned, being the Manager ("Manager") of HALLETTS MEMBERS LLC, a Delaware limited liability company ("Halletts Members") the sole member of HALLETTS INVESTORS BUILDING 3 LLC, a Delaware limited liability company ("Sole Member"), the sole member of HALLETTS BUILDING 3 SPE LLC, a Delaware limited liability company (the "Company") hereby consents, as of this 14th day of September, 2023, to the adoption of the following resolutions ("Resolutions") without a formal meeting:

WHEREAS, pursuant to that certain Limited Liability Company Agreement of the Company dated as of May 26, 2016, the Company and its business shall be controlled and conducted solely by the Sole Member;

WHEREAS, pursuant to that certain Limited Liability Company Agreement of the Sole Member dated as of May 26, 2016, the Sole Member and its business shall be controlled and conducted solely by Halletts Members;

WHEREAS, pursuant to that certain Second Amended and Restated Operating Agreement of Halletts Members dated as of May 13, 2016, Halletts Members and its business shall be controlled and conducted solely by the Manager;

WHEREAS, the Company is the owner of that certain real property known as 26-02 1st Street, Astoria, New York (Block 916, Lot 10) (the "Property");

WHEREAS, the Company intends to execute and deliver an amendment (the "Amendment") to that certain Brownfield Site Cleanup Agreement dated as of March 27, 2017, between the Company, Halletts Building 2 SPE LLC and New York State acting by and through its Department of Environmental Conservation with respect to the Property.

NOW, THEREFORE, BE IT:

RESOLVED that the Manager (in its capacity as the manager of Halletts Members, the sole member of Sole Member, the sole member of the Company) hereby authorizes and directs the Company to enter into and consummate the necessary arrangements for the execution and delivery of the Amendment and all documents, agreements, instruments and certificates as may be necessary or appropriate in connection therewith (collectively, the "Transaction Documents") and to take from time to time any other actions which Manager, in its sole discretion, determines to be necessary or appropriate in connection with the Transaction Documents;

RESOLVED FURTHER that the Manager (in its capacity as the manager of Halletts Members, the sole member of Sole Member, the sole member of the Company) hereby authorizes the Company to perform all the obligations of the Company pursuant to the Transaction Documents; and be it

RESOLVED FURTHER that any and all other actions heretofore taken by the Company and/or by Manager (in its capacity as the manager of Halletts Members, the sole member of Sole Member, the sole member of the Company) to execute and deliver any of the Transaction Documents authorized by these Resolutions, or to take any of the actions authorized by these Resolutions, are hereby approved, ratified and confirmed in all respects; and be it

RESOLVED FURTHER that Alexander Durst be and is hereby authorized to execute and deliver any of the Transaction Documents authorized by these Resolutions, or to take any of the actions authorized by these Resolutions; and be it

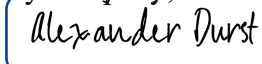
RESOLVED FURTHER that these Resolutions may be executed by original signature, facsimile or other electronic transmittal and in any number of counterparts, each of which shall be deemed to be an original and all of which taken together shall constitute one and the same instrument.

[Signature Page Follows]

IN WITNESS WHEREOF, these Resolutions are hereby executed by the undersigned effective as of the date first set forth above.

By: The Durst Manager, LLC, a New York limited liability company

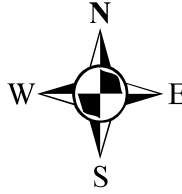
By: SRDA Manager, LLC, a New York limited liability company; its managing member

By: 
12C89881862344A...
Name: Alexander Durst
Title: Co-Vice President



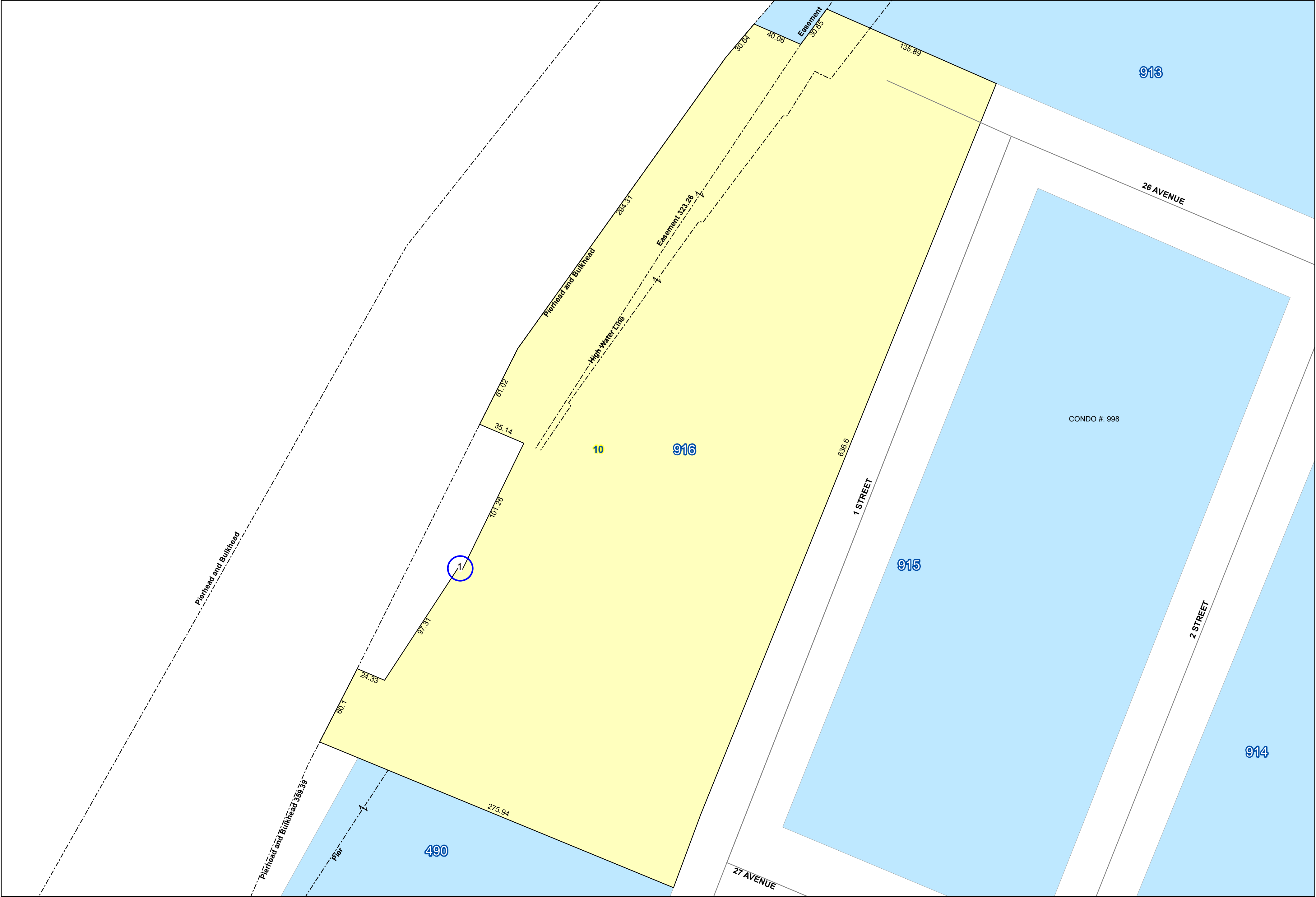
NYC Digital Tax Map

Effective Date : 06-23-2023 14:16:39
End Date : Current
Queens Block: 916



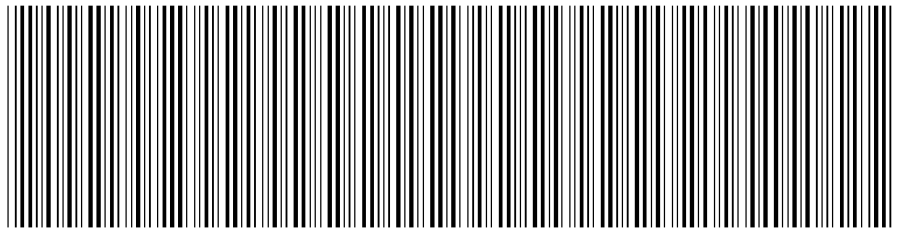
Legend

- Streets
- Miscellaneous Text
- Possession Hooks
- Boundary Lines
- Lot Face Possession Hooks
- Regular
- Underwater
- Tax Lot Polygon
- Condo Number
- Tax Block Polygon



**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.



2017101000401001001EA6E4

RECORDING AND ENDORSEMENT COVER PAGE

PAGE 1 OF 8

Document ID: 2017101000401001

Document Date: 09-29-2017

Preparation Date: 10-10-2017

Document Type: DEED

Document Page Count: 6

PRESENTER:

CHICAGO TITLE INSURANCE CO. (PICK-UP)
711 THIRD AVE, 5TH FLOOR
CT17-80168-Q (MAF)
NEW YORK, NY 10017
212-880-1200
CTINYRECORDING@CTT.COM

RETURN TO:

ATTENTION: ARIELLE FROST, ESQ.
ROSENBERG & ESTIS, P.C.
733 THIRD AVENUE
NEW YORK, NY 10017

PROPERTY DATA

Borough	Block	Lot	Unit	Address
QUEENS	916	10	Partial Lot	26-02 1 STREET

Property Type: COMMERCIAL REAL ESTATE

Borough	Block	Lot	Unit	Address
QUEENS	913	100	Entire Lot	N/A 26TH AVENUE

Property Type: COMMERCIAL REAL ESTATE

CROSS REFERENCE DATA

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

PARTIES

GRANTOR/SELLER:

HALLETTS BUILDING 2 SPE LLC
C/O ROYAL REALTY CORP., ONE BRYANT PARK
NEW YORK, NY 10036

GRANTEE/BUYER:

HALLETTS BUILDING 3 SPE LLC
C/O ROYAL REALTY CORP., ONE BRYANT PARK
NEW YORK, NY 10036

☒ 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: \$ 69.00

Affidavit Fee: \$ 0.00

Filing Fee:

\$ 250.00

NYC Real Property Transfer Tax:

\$ 0.00

NYS Real Estate Transfer Tax:

\$ 0.00

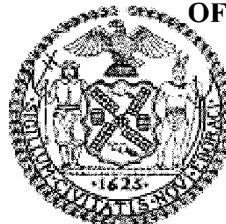
**RECORDED OR FILED IN THE OFFICE
OF THE CITY REGISTER OF THE**

CITY OF NEW YORK

Recorded/Filed 10-12-2017 11:11

City Register File No.(CRFN):

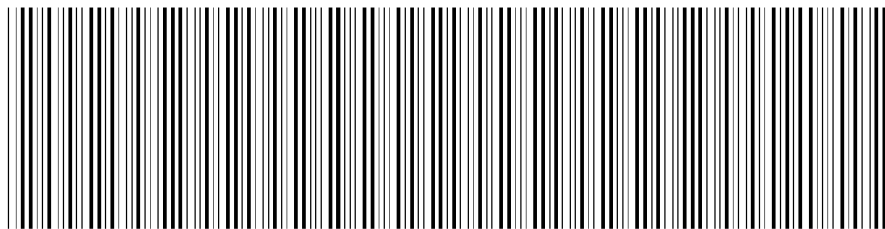
2017000376110



Annette McMill

City Register Official Signature

NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER



2017101000401001001CA464

RECORDING AND ENDORSEMENT COVER PAGE (CONTINUATION)

PAGE 2 OF 8

Document ID: 2017101000401001

Document Date: 09-29-2017

Preparation Date: 10-10-2017

Document Type: DEED

PARTIES

GRANTOR/SELLER:

HALLETTS FAMITECH LLC

C/O ROYAL REALTY CORP., ONE BRYANT PARK

NEW YORK, NY 10036

Form 8002 Bargain and Sale Deed, with Covenant Against Grantor's Acts - Individual or Corporation.

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT-THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY.

THIS INDENTURE, made the 21st day of September, two thousand and seventeen

BETWEEN

**HALLETTS BUILDING 2 SPE LLC
(formerly known as Halletts Famitech LLC),
a Delaware limited liability company
c/o Royal Realty Corp.
One Bryant Park
New York, NY 10036**

party of the first part, and

**HALLETTS BUILDING 3 SPE LLC,
a Delaware Limited Liability Company
c/o Royal Realty Corp.
One Bryant Park
New York, NY 10036**

party of the second part,

WITNESSETH, that the party of the first part, in consideration of Ten Dollars and other valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, and consisting of the parcels as shown on Schedule A attached hereto and made a part hereof.

Being and intended to be the same premises described in the following three deeds to the party of the first part:

- 1) Deed dated September 24, 2014 and recorded in the Queens County Office of the Register of the City of New York on October 28, 2014 in CRFN 2014000359134, made by Famitech, Inc. to Halletts Famitech LLC.
- 2) Deed dated September 24, 2014 and recorded in the Queens County Office of the Register of the City of New York on October 9, 2014 in CRFN 2014000337400, made by Famitech, Inc. to Halletts Famitech LLC.
- 3) Deed dated October 6, 2015 and recorded in the Queens County Office of the Register of the City of New York on October 19, 2015 in CRFN 2015000372055 made by The City of New York to Halletts Famitech LLC.

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof;

TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises;

TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the party of the first part has duly executed this deed as of the day and year first above written.

IN THE PRESENCE OF:

HALLETTS BUILDING 2 SPE LLC,
a Delaware limited liability company

By: Halletts Investors Building 2 LLC, a
Delaware limited liability company, its sole
member

By: Halletts Members LLC, a Delaware
limited liability company, its sole member

By: The Durst Manager LLC, a New York
limited liability company, its manager

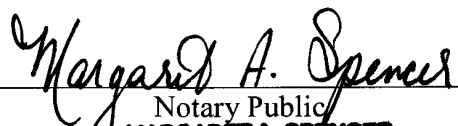
By: SRDA Manager, LLC, a New York
limited liability company, its managing
member

By: 
Name: Alexander Durst
Title: Co-Vice President

ACKNOWLEDGMENT

STATE OF NEW YORK :
: SS.:
COUNTY OF NEW YORK :

On the 28 day of September in the year 2017 before me, the undersigned, personally appeared Alexander Durst, 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, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.


Notary Public
MARGARET A. SPENCER
Notary Public, State of New York
No. 01SP6338360
Qualified in Nassau County
Commission Expires March 28, 2020

SCHEDULE A

BLOCK 916 p/o LOT 10

ALL that certain plot, piece or parcel of land now or formerly lying under the waters of the East River, situate, lying and being in the County of Queens, City and State of New York, bounded generally as follows:

- a. On the north by the center line of 26th Avenue as mapped on the Final Plan of the City of New York.
- b. On the south by the southerly line of 26th Avenue As mapped on the Final Plan of the City of New York.
- c. On the east by the westerly line of First Street as mapped on the Final Plan of the City of New York.
- d. On the west by the Harbor Commissioners Line made pursuant to Chapter 763, Laws of 1857.

Said land being further described as follows:

BEGINNING at a point where the westerly line of 1st Street (f/k/a Mills Street, 60 foot wide) intersects the southerly line of 26th Street (f/k/a Orchard Street, f/k/a Orchard Boulevard, 60 foot wide) and from said beginning point; running thence

1. Along the southerly line of 26th Street,

South 84 degrees 03 minutes 40 seconds West a distance of 149.99 feet to a point on the Harbor Commissioners Line (a/k/a Pier and Bulkhead Line established by Chapter 763, Laws of 1857, as described in Letters Patent Book 42, page 632); thence

2. Along said Harbor Commissioners Line,

North 05 degrees 55 minutes 27 seconds East a distance of 30.65 feet to the centerline of 26th Street; thence

3. Along the centerline of aforementioned 26th Street,

North 84 degrees 03 minutes 40 seconds East a distance of 142.93 feet to a point where said centerline intersects the aforementioned westerly line of 1st Street extended; thence

4. Along the aforementioned westerly line of 1st Street extended,

South 07 degrees 21 minutes 20 seconds East a distance of 30.01 feet to the point or place of BEGINNING.

BLOCK 916 p/o LOT 10

ALL that certain plot, piece or parcel of land, situate lying and being in Long Island City, Borough and County of Queens, City and State of New York, in the First Ward, bounded and described as follows:

BEGINNING at a point on the westerly side of 1st Street (Mills Street), distant 197.33 feet northerly from the former northerly line of 27th Avenue;

RUNNING THENCE westerly parallel with the former northerly line of 27th Avenue on a course of, South 84 degrees 03 seconds 40 minutes West a distance of 255.04 feet to a point;

RUNNING THENCE the following two (2) courses and distances along the westerly line of Letters Patent Parcel Book 81 page 795 and also along the US Pier and Bulkhead Line:

North 2 degrees 43 minutes West a distance of 61.02 feet, per record (North 2 degrees 42 minutes 13 second West 61.10 feet, per survey) to a point; and

North 5 degrees 48 minutes 43 seconds East 263.67 feet, per record (North 5 degrees 48 minutes 52 seconds East 263.68 feet, per survey) to a point;

THENCE RUNNING along the formerly southerly line of 26th Avenue as shown on Borough of Queens Alteration Map 5019,

North 84 degrees 03 minutes 40 seconds East a distance of 190 feet to the westerly side of 1st Street;

RUNNING THENCE southerly along the westerly side of 1st Street South 7 degrees 21 minutes 20 seconds East a distance of 319.17 feet per record (319.24 feet per survey) to the point or place of BEGINNING.

BLOCK 913 LOT 100

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 formed by the intersection of the northerly line of 26th Avenue (formerly known as Orchard Street, Boulevard, 60 feet wide) with the westerly line of 1st Street (formerly known as Mills Street, 60 feet wide) extended;

RUNNING THENCE along the westerly side of 1st Street, extended, South 7 degrees 21 minutes 20 seconds East 30.01 feet to the center line of 26th Avenue;

RUNNING THENCE along the center line of 26th Avenue, South 84 degrees 03 minutes 40 seconds West 142.93 feet to a point on the Harbor Commissioners Line a/k/a Pier & Bulkhead Line established by apter 763, Laws of 1857, as described in Letters Patent Book 42 page 632;

RUNNING THENCE along said Harbor Commissioners Line, North 05 degrees 55 minutes 27 seconds East 30.65 feet to the northerly side of 26th Avenue;

RUNNING THENCE along the northerly side of 26th Avenue, North 84 degrees 03 minutes 40 seconds East 135.89 feet to the point or place of BEGINNING.

**BARGAIN AND SALE DEED
WITH COVENANT AGAINST GRANTOR'S ACTS**

HALLETTS BUILDING 2 SPE LLC

TO

HALLETTS BUILDING 3 SPE LLC

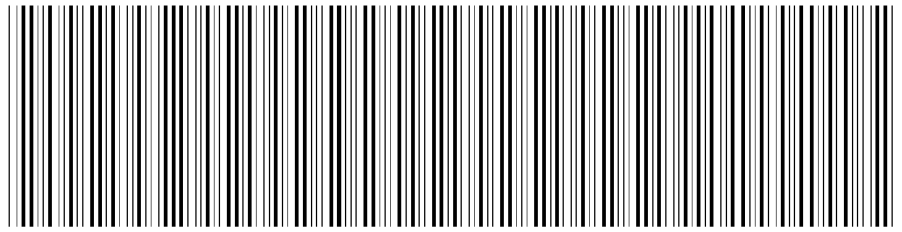
BLOCK	916	913
LOT	10	100

COUNTY OR TOWN	QUEENS COUNTY
----------------	---------------

RECORD AND RETURN TO:

ROSENBERG & ESTIS, P.C.
733 THIRD AVENUE
NEW YORK, NY 10017
ATTENTION: ARIELLE FROST, ESQ.

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



2017101000401001001S6865

SUPPORTING DOCUMENT COVER PAGE

PAGE 1 OF 1

Document ID: 2017101000401001
Document Type: DEED

Document Date: 09-29-2017

Preparation Date: 10-10-2017

ASSOCIATED TAX FORM ID: 2017072500163

SUPPORTING DOCUMENTS SUBMITTED:

Page Count

DEP CUSTOMER REGISTRATION FORM FOR WATER AND SEWER BILLING
RP - 5217 REAL PROPERTY TRANSFER REPORT

2
4

C1. County Code C2. Date Deed Recorded / /
Month Day Year

C3. Book C4. Page
OR
C5. CRFN



STATE OF NEW YORK
STATE BOARD OF REAL PROPERTY SERVICES

RP - 5217NYC

1. **Property Location** 26-02 1 STREET QUEENS 11102
STREET NUMBER STREET NAME BOROUGH ZIP CODE

2. Buyer Name	HALLETT'S BUILDING 3 SPE LLC	
	LAST NAME / COMPANY	FIRST NAME
	LAST NAME / COMPANY	FIRST NAME

3. Tax Billing Address Indicate where future Tax Bills are to be sent if other than buyer address (at bottom of form)

LAST NAME / COMPANY		FIRST NAME	
STREET NUMBER AND STREET NAME		CITY OR TOWN	STATE ZIP CODE

4. Indicate the number of Assessment Roll parcels transferred on the deed 2 # of Parcels OR ☒ Part of a Parcel

4A. Planning Board Approval - N/A for NYC
4B. Agricultural District Notice - N/A for NYC

5. Deed
Property
Size X OR ACRES

Check the boxes below as they apply:

6. Ownership Type is Condominium

7. New Construction on Vacant Land

8. Seller Name HALLETTS BUILDING 2 SPE LLC FIRST NAME _____
 LAST NAME / COMPANY _____


HALLETTS FAMITECH LLC FIRST NAME _____
 LAST NAME / COMPANY _____

9. Check the box below which most accurately describes the use of the property at the time of sale:

A	<input type="checkbox"/>	One Family Residential	C	<input type="checkbox"/>	Residential Vacant Land	E	<input checked="" type="checkbox"/>	Commercial	G	<input type="checkbox"/>	Entertainment / Amusement	I	<input type="checkbox"/>	Industrial
B	<input type="checkbox"/>	2 or 3 Family Residential	D	<input type="checkbox"/>	Non-Residential Vacant Land	F	<input type="checkbox"/>	Apartment	H	<input type="checkbox"/>	Community Service	J	<input type="checkbox"/>	Public Service

10. Sale Contract Date 9 / 29 / 2017
Month Day Year

11. Date of Sale / Transfer 9 / 29 / 2017
Month Day Year

12. Full Sale Price \$ 

(Full Sale Price is the total amount paid for the property including personal property. This payment may be in the form of cash, other property or goods, or the assumption of mortgages or other obligations.) *Please round to the nearest whole dollar amount.*

13. Indicate the value of personal property included in the sale

14. Check one or more of these conditions as applicable to transfer:

A	<input type="checkbox"/>	Sale Between Relatives or Former Relatives
B	<input checked="" type="checkbox"/>	Sale Between Related Companies or Partners in Business
C	<input type="checkbox"/>	One of the Buyers is also a Seller
D	<input type="checkbox"/>	Buyer or Seller is Government Agency or Lending Institution
E	<input type="checkbox"/>	Deed Type not Warranty or Bargain and Sale (Specify Below)
F	<input type="checkbox"/>	Sale of Fractional or Less than Fee Interest (Specify Below)
G	<input type="checkbox"/>	Significant Change in Property Between Taxable Status and Sale Dates
H	<input type="checkbox"/>	Sale of Business is Included in Sale Price
I	<input type="checkbox"/>	Other Unusual Factors Affecting Sale Price (Specify Below)
J	<input type="checkbox"/>	None

15. Building Class F 4

16. Total Assessed Value (of all parcels in transfer) 1 1 0 4 7 5 0

17. Borough, Block and Lot / Roll Identifier(s) (If more than three, attach sheet with additional identifier(s))

QUEENS 916 10 || QUEENS 913 100 ||

CERTIFICATION

I certify that all of the items of information entered on this form are true and correct (to the best of my knowledge and belief) and understand that the making of any willful false statement of material fact herein will subject me to the provisions of the penal law relative to the making and filing of false instruments.

BUYER			BUYER'S ATTORNEY	
See annexed			Frost	Arielle
C/O ROYAL REALTY CORP. ONE BRYANT PARK			212	867-6000
NEW YORK			see annexed	
NY				
10036				
CITY OR TOWN			STATE	ZIP CODE

**CERTIFICATION PAGE
(RP-5217NYC)**

I certify that all of the items of information entered on this form are true and correct (to the best of my knowledge and belief) and I understand that the making of any willful false statement of material fact herein will subject me to the provisions of the penal law relative to the making and filing of false instruments.

SELLER:

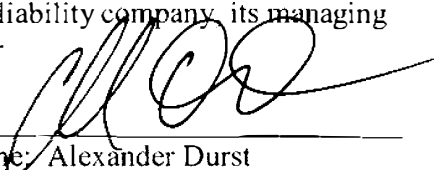
HALLETTS BUILDING 2 SPE LLC,
a Delaware limited liability company

By: Halletts Investors Building 2 LLC, a
Delaware limited liability company, its sole
member

By: Halletts Members LLC, a Delaware
limited liability company, its sole member

By: The Durst Manager LLC, a New York
limited liability company, its manager

By: SRDA Manager, LLC, a New York
limited liability company, its managing
member

By: 
Name: Alexander Durst
Title: Co-Vice President

Date: September 29, 2017

**CERTIFICATION PAGE
(RP-5217NYC)**

I certify that all of the items of information entered on this form are true and correct (to the best of my knowledge and belief) and I understand that the making of any willful false statement of material fact herein will subject me to the provisions of the penal law relative to the making and filing of false instruments.

BUYER:

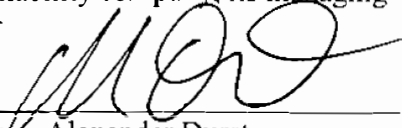
HALLETTS BUILDING 3 SPE LLC,
a Delaware limited liability company

By: Halletts Investors Building 3 LLC, a
Delaware limited liability company, its sole
member

By: Halletts Members LLC, a Delaware
limited liability company, its sole member

By: The Durst Manager LLC, a New York
limited liability company, its manager

By: SRDA Manager, LLC, a New York
limited liability company, its managing
member

By: 
Name: Alexander Durst
Title: Co-Vice President

Date: September 29, 2017

Address After Sale: c/o Royal Realty Corp.
One Bryant Park
New York, New York 10036



The City of New York
Department of Environmental Protection
Bureau of Customer Services
59-17 Junction Boulevard
Flushing, NY 11373-5108

Customer Registration Form for Water and Sewer Billing

Property and Owner Information:

- (1) Property receiving service: BOROUGH: QUEENS BLOCK: 916 LOT: 10
- (2) Property Address: 26-02 1 STREET, QUEENS, NY 11102
- (3) Owner's Name: HALLETTS BUILDING 3 SPE LLC
- Additional Name:

Affirmation:



Your water & sewer bills will be sent to the property address shown above.

Customer Billing Information:

Please Note:

- A. Water and sewer charges are the legal responsibility of the owner of a property receiving water and/or sewer service. The owner's responsibility to pay such charges is not affected by any lease, license or other arrangement, or any assignment of responsibility for payment of such charges. Water and sewer charges constitute a lien on the property until paid. In addition to legal action against the owner, a failure to pay such charges when due may result in foreclosure of the lien by the City of New York, the property being placed in a lien sale by the City or Service Termination.
- B. Original bills for water and/or sewer service will be mailed to the owner, **at the property address or to an alternate mailing address**. DEP will provide a duplicate copy of bills to one other party (such as a managing agent), however, any failure or delay by DEP in providing duplicate copies of bills shall in no way relieve the owner from his/her liability to pay all outstanding water and sewer charges. Contact DEP at (718) 595-7000 during business hours or visit www.nyc.gov/dep to provide us with the other party's information.

Owner's Approval:

The undersigned certifies that he/she/it is the owner of the property receiving service referenced above; that he/she/it has read and understands Paragraphs A & B under the section captioned "Customer Billing Information"; and that the information supplied by the undersigned on this form is true and complete to the best of his/her/its knowledge.

Print Name of Owner:

Signature: See annexed Date (mm/dd/yyyy)

Name and Title of Person Signing for Owner, if applicable:

SEE ATTACHED PAGE FOR ADDITIONAL APPLICABLE PROPERTIES

**NYC DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF CUSTOMER SERVICES
CUSTOMER REGISTRATION FORM FOR WATER AND SEWER BILLING**

The undersigned certifies that he/she/it is the owner of the property receiving service referenced above; that he/she/it has read and understands Paragraphs A & B under the section captioned "Customer Billing Information"; and that the information supplied by the undersigned on this form is true and complete to the best of his/her/its knowledge.

OWNER:

HALLETTS BUILDING 3 SPE LLC,
a Delaware limited liability company

By: Halletts Investors Building 3 LLC, a
Delaware limited liability company, its sole
member

By: Halletts Members LLC, a Delaware
limited liability company, its sole member

By: The Durst Manager LLC, a New York
limited liability company, its manager

By: SRDA Manager, LLC, a New York
limited liability company, its managing
member

By: 

Name: Alexander Durst
Title: Co-Vice President



The City of New York
Department of Environmental Protection
Bureau of Customer Services
59-17 Junction Boulevard
Flushing, NY 11373-5108

Customer Registration Form for Water and Sewer Billing

Borough	Block	Lot	Street	City	State	Zip
QUEENS	913	100	N/A 26TH AVENUE	NY	NY	11102

201707250016310105

APPLICATION FOR APPORTIONMENTS OR MERGERS

Instructions: Please complete this application and submit in person to: **Department of Finance, Property Division - Tax Map Office, 66 West Street, 2nd floor, New York, NY 10038.** Please read the instructions for further details before completing this form. Print clearly.

SECTION A: PROPERTY INFORMATIONBorough: QueensBlock: 916Present Lot(s): 10

DO NOT WRITE IN THIS SPACE - FOR OFFICE USE ONLY

☒ Merger☐ ApportionmentNumber of
Lots Requested 1Lot Number: 10☐ Air☐ SubterraneanLot(s) Usage:
(check one)☐ Residential
Building Gross
Sq/Ft: _____☐ Commercial
Building Gross
Sq/Ft: _____☒ Mix (Residential & Commercial)
Building Gross
Sq/Ft: 375,259

1. Property
Owner's Name (as per Deed): _____
OR
Company Name: Hallets Building 3 SPE LLC

Duffe
LAST NAMEThomas
FIRST NAME

2. Property
Address: _____
NUMBER AND STREET

26-50 1st Street
NUMBER AND STREETQueens
CITYNY
STATE11102
ZIP CODE3. Filing Representative (if applicable): Franquelis Deleon 001230**SECTION B: CERTIFICATION**

1. Architect/Engineer/Applicant's Name: _____
LAST NAME

Handel
LAST NAMEGary
FIRST NAME

2. Address: _____
NUMBER AND STREET

120 Broadway, 6th floor
NUMBER AND STREETNew York
CITYNY
STATE10271
ZIP CODE

3. Telephone Number: 212 595-4112 4. Email Address: GHandel@HandelArchitects.com

The applicant hereby certifies that, in making this application for merger/apportionment, she is the owner, or acting under the direction of the owner.

Signature of Architect/ Engineer/Applicant: Gary Handel Date: 04 / 19 /2023

TAX MAP CHANGE WILL NOT BE MADE UNTIL PRESENTATION OF REQUIRED DOCUMENTS (see reverse for the required documents)
DRAW SKETCH TO SCALE 1" = 50', IF POSSIBLE INDICATE NORTH ARROW

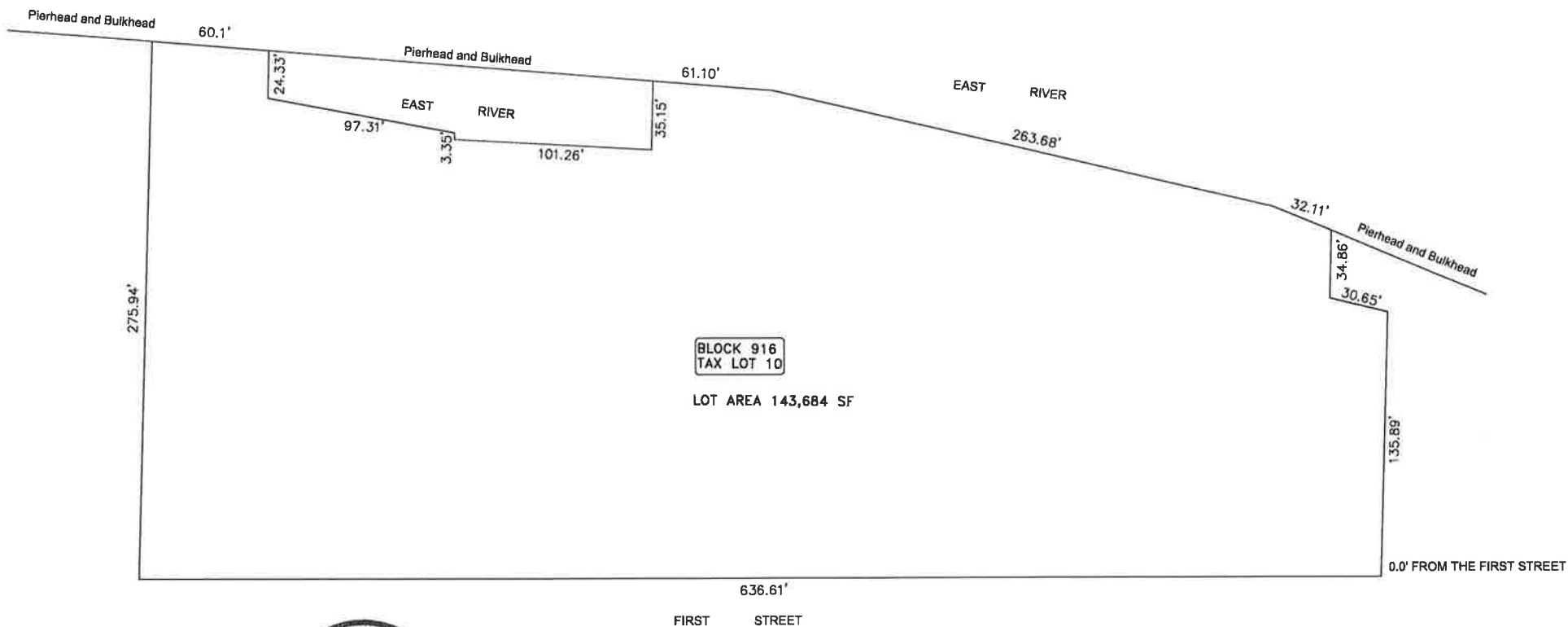
(Architect or Engineer's seal)

Tentative Lot(s) issued: Umar Date: 5/24/23 New Lot(s): _____ Lot(s) Affected: 10 Lot(s) Dropped: _____
Customer Service Representative: _____

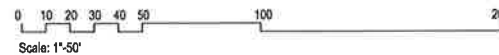
Please note: Map changes will not be made until presentation of all required documents is reviewed and approved by the Specialist.
Lots are tentative until final approval is received from the Tax Map Office.

Map Updated: _____ Date: ____/____/____
Tax Map Specialist: _____

Changing dimensions



PROPOSED TAX LOT PLAN



5/24/23
[Signature]



Department of Finance

PROPERTY DIVISION

TAX MAP UNIT

FEE SHEET

Date: 5/24/2023
Borough: Queens
Block: 916
Lot: 10

<u>SERVICE</u>	<u>COST</u>	<u>QUANTITY</u>	<u>AMOUNT</u>
Tax Map Certification	\$10.00	<u> </u>	<u> </u>
New Lot Request For Mergers Apportionments (RP-602), and Lot Request For Condominium Amendment Applications (RP-602CA)	\$73.00	<u> 1 </u>	<u> \$73 </u>



CONTROL POINT ASSOCIATES, INC.

traditional methods | modern approaches

35 Technology Drive
Warren, NJ 07059
Tel: 908.668.0099
www.cpasurvey.com

MAY 10, 2024
01-080003-03

METES & BOUNDS DESCRIPTION

PROPERTY DESCRIPTION

LOT 10, BLOCK 916
BOROUGH & COUNTY OF QUEENS
CITY AND STATE OF NEW YORK

BEGINNING AT A POINT OF INTERSECTION OF THE WESTERLY LINE OF 1ST STREET (F.K.A. MILLS STREET, 60 FEET WIDE) WITH THE DIVIDING LINE BETWEEN LOT 10, BLOCK 916 AND LOT 1, BLOCK 490 AND FROM SAID POINT OF BEGINNING, RUNNING THENCE;

1. ALONG THE THE DIVIDING LINE BETWEEN LOT 10 BLOCK 916 AND LOT 1, BLOCK 490, SOUTH 84 DEGREES - 03 MINUTES - 40 SECONDS WEST, A DISTANCE OF 275.94 FEET TO A POINT ON THE U.S. PIERHEAD AND BULKHEAD LINE OF THE EAST RIVER, THENCE;
2. ALONG SAID US PIERHEAD AND BULKHEAD LINE, NORTH 02 DEGREES - 42 MINUTES - 13 SECONDS WEST, A DISTANCE OF 60.10 FEET TO A POINT, THENCE;

THE FOLLOWING 5 COURSES ALONG THE WESTERLY LINE OF LOT 10, BLOCK 916, THENCE;

3. NORTH 84 DEGREES - 03 MINUTES - 40 SECONDS EAST, A DISTANCE OF 24.33 FEET TO A POINT, THENCE;
4. NORTH 03 DEGREES - 18 MINUTES - 04 SECONDS EAST, A DISTANCE OF 97.31 FEET TO A POINT, THENCE;
5. NORTH 84 DEGREES - 03 MINUTES - 30 SECONDS EAST, A DISTANCE OF 3.35 FEET TO A POINT, THENCE;
6. NORTH 04 DEGREES - 14 MINUTES - 30 SECONDS WEST, A DISTANCE OF 101.26 FEET TO A POINT, THENCE;
7. SOUTH 84 DEGREES - 03 MINUTES - 40 SECONDS WEST, A DISTANCE OF 35.15 FEET TO A POINT, THENCE;

THE FOLLOWING 2 COURSES ALONG THE U.S. PIERHEAD AND BULKHEAD LINE

8. NORTH 02 DEGREES - 42 MINUTES - 13 SECONDS WEST, A DISTANCE OF 61.10 FEET TO A POINT, THENCE
9. NORTH 05 DEGREES - 48 MINUTES - 52 SECONDS EAST, A DISTANCE OF 263.68 FEET TO A POINT, THENCE;
10. NORTH 84 DEGREES - 03 MINUTES - 40 SECONDS EAST, A DISTANCE OF 40.01 FEET TO A POINT, THENCE;

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11. ALONG THE HARBOR COMMISSIONER'S LINE A.K.A. PIER & BULKHEAD LINE ESTABLISHED BY CHAPTER 763, LAWS OF 1857 AS DESCRIBED IN LETTERS PATENT BK. 42, PAGE 629 NORTH 05 DEGREES - 55 MINUTES - 27 SECONDS EAST, A DISTANCE OF 61.30 FEET TO A POINT, THENCE;
12. ALONG THE DIVIDING LINE BETWEEN LOT 10 BLOCK 916 AND LOT 1, BLOCK 913, NORTH 84 DEGREES - 03 MINUTES - 40 SECONDS EAST, A DISTANCE OF 135.89 FEET TO A POINT, THENCE;
13. ALONG THE WESTERLY LINE OF 1ST STREET SOUTH 07 DEGREES - 21 MINUTES - 20 SECONDS EAST, A DISTANCE OF 636.61 FEET TO THE POINT AND PLACE OF BEGINNING

CONTAINING 142,562 SQUARE FEET OR 3.273 ACRES

THIS PROPERTY MAY BE SUBJECT TO RESTRICTIONS, COVENANTS AND/ OR EASEMENTS EITHER WRITTEN OR IMPLIED.

THIS DESCRIPTION WAS PREPARED WITH REFERENCE TO A MAP ENTITLED " ENVIRONMENTAL EASEMENT SURVEY, HALLETTS BUILDING 3 SPE LLC (HLP 20/30), LOT 10, BLOCK 916, 26-02 1ST STREET, BOROUGH AND COUNTY OF QUEENS CITY AND STATE OF NEW YORK" DATED 05-07-2024, PREPARED BY CONTROL POINT ASSOCIATES INC PC

CONTROL POINT ASSOCIATES INC PC



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JOHN P. LYNCH
STATE OF NEW YORK
PROFESSIONAL LAND SURVEYOR #050720



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MAY 10, 2024
01-080003-03

METES & BOUNDS DESCRIPTION
TRACK 1
PART OF LOT 10, BLOCK 916
BOROUGH & COUNTY OF QUEENS
CITY AND STATE OF NEW YORK

BEGINNING AT A POINT ON THE WESTERLY LINE OF 1ST STREET (F.K.A. MILLS STREET, 60 FEET WIDE), SAID POINT BEING DISTANT ON A COURSE ALONG SAID WESTERLY LINE NORTH 07 DEGREES 21 MINUTES 20 SECONDS WEST, A DISTANCE OF 74.73 FEET FROM A POINT OF INTERSECTION OF THE WESTERLY LINE OF 1ST STREET WITH THE DIVIDING LINE BETWEEN LOT 10, BLOCK 916 AND LOT 1, BLOCK 490 AND FROM SAID POINT OF BEGINNING, RUNNING THENCE;

ACROSS LOT 10, BLOCK 916, AND ALONG THE DIVIDING LINE BETWEEN TRACK 1 AND TRACK 4 THE FOLLOWING TWELVE (12) COURSES.

1. SOUTH 84 DEGREES 05 MINUTES 50 SECONDS WEST, A DISTANCE OF 212.99 FEET TO A POINT, THENCE;
2. NORTH 02 DEGREES 40 MINUTES 31 SECONDS WEST, A DISTANCE OF 2.02 FEET TO A POINT, THENCE;
3. NORTH 03 DEGREES 19 MINUTES 48 SECONDS EAST, A DISTANCE OF 63.70 FEET TO A POINT, THENCE;
4. NORTH 05 DEGREES 40 MINUTES 31 SECONDS EAST, A DISTANCE OF 144.72 FEET TO A POINT, THENCE;
5. NORTH 86 DEGREES 13 MINUTES 16 SECONDS WEST, A DISTANCE OF 8.52 FEET TO A POINT, THENCE;
6. NORTH 35 DEGREES 23 MINUTES 54 SECONDS WEST, A DISTANCE OF 2.54 FEET TO A POINT, THENCE;
7. NORTH 05 DEGREES 32 MINUTES 07 SECONDS EAST, A DISTANCE OF 116.71 FEET TO A POINT, THENCE;
8. NORTH 07 DEGREES 20 MINUTES 27 SECONDS WEST, A DISTANCE OF 44.52 FEET TO A POINT, THENCE;
9. NORTH 13 DEGREES 38 MINUTES 29 SECONDS EAST, A DISTANCE OF 114.25 FEET TO A POINT, THENCE;
10. NORTH 46 DEGREES 36 MINUTES 52 SECONDS EAST, A DISTANCE OF 4.06 FEET TO A POINT, THENCE;
11. NORTH 69 DEGREES 26 MINUTES 49 SECONDS EAST, A DISTANCE OF 108.57 FEET TO A POINT, THENCE;

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12. NORTH 82 DEGREES 39 MINUTES 33 SECONDS EAST, A DISTANCE OF 1.90 FEET TO A POINT ON THE WESTERLY LINE OF 1ST STREET, THENCE;

ACROSS 1ST STREET, THE FOLLOWING THREE (3) COURSES.

13. NORTH 82 DEGREES 39 MINUTES 33 SECONDS EAST, A DISTANCE OF 5.79 FEET TO A POINT, THENCE;
14. SOUTH 07 DEGREES 20 MINUTES 27 SECONDS EAST, A DISTANCE OF 507.16 FEET TO A POINT, THENCE;
15. SOUTH 84 DEGREES 05 MINUTES 50 SECONDS WEST, A DISTANCE OF 5.66 FEET TO THE POINT AND PLACE OF BEGINNING.

AREA = 84,710 S.F. OR 1.945 AC.

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CONTROL POINT ASSOCIATES INC PC



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JOHN P. LYNCH
STATE OF NEW YORK
PROFESSIONAL LAND SURVEYOR #050720

DATE

JPL/1a P:\surveys\2008\C08003\C08003.03\M&B\2024-05-02 EASEMENTS LOT 10

PREPARED BY:JJW
REVIEWED BY:JPL



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MAY 10, 2024
01-080003-03

METES & BOUNDS DESCRIPTION

TRACK 4

PART OF LOT 10, BLOCK 916
BOROUGH & COUNTY OF QUEENS
CITY AND STATE OF NEW YORK

BEGINNING AT A POINT OF INTERSECTION OF THE WESTERLY LINE OF 1ST STREET (F.K.A. MILLS STREET, 60 FEET WIDE) WITH THE DIVIDING LINE BETWEEN LOT 10, BLOCK 916 AND LOT 1, BLOCK 490 AND FROM SAID POINT OF BEGINNING, RUNNING THENCE;

1. ALONG THE DIVIDING LINE BETWEEN LOT 10 BLOCK 916 AND LOT 1, BLOCK 490, SOUTH 84 DEGREES - 03 MINUTES - 40 SECONDS WEST, A DISTANCE OF 237.61 FEET TO A POINT, THENCE;

ACROSS LOT 10, BLOCK 916, THE FOLLOWING FORTY-TWO (42) COURSES.

2. NORTH 00 DEGREES 59 MINUTES 16 SECONDS EAST, A DISTANCE OF 24.01 FEET TO A POINT, THENCE;
3. NORTH 16 DEGREES 13 MINUTES 41 SECONDS EAST, A DISTANCE OF 13.71 FEET TO A POINT, THENCE;
4. NORTH 06 DEGREES 32 MINUTES 43 SECONDS WEST, A DISTANCE OF 17.49 FEET TO A POINT, THENCE;
5. NORTH 00 DEGREES 12 MINUTES 46 SECONDS WEST, A DISTANCE OF 7.56 FEET TO A POINT, THENCE;
6. NORTH 06 DEGREES 00 MINUTES 29 SECONDS EAST, A DISTANCE OF 20.69 FEET TO A POINT, THENCE;
7. NORTH 05 DEGREES 34 MINUTES 00 SECONDS WEST, A DISTANCE OF 21.60 FEET TO A POINT, THENCE;
8. NORTH 01 DEGREES 12 MINUTES 18 SECONDS WEST, A DISTANCE OF 13.10 FEET TO A POINT, THENCE;
9. NORTH 13 DEGREES 11 MINUTES 56 SECONDS WEST, A DISTANCE OF 5.59 FEET TO A POINT, THENCE;
10. NORTH 18 DEGREES 34 MINUTES 40 SECONDS EAST, A DISTANCE OF 2.96 FEET TO A POINT, THENCE;
11. NORTH 01 DEGREES 40 MINUTES 20 SECONDS EAST, A DISTANCE OF 12.68 FEET TO A POINT, THENCE;
12. NORTH 24 DEGREES 50 MINUTES 37 SECONDS WEST, A DISTANCE OF 12.35 FEET TO A POINT, THENCE;

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13. NORTH 15 DEGREES 10 MINUTES 14 SECONDS EAST, A DISTANCE OF 15.96 FEET TO A POINT, THENCE;
14. NORTH 01 DEGREES 44 MINUTES 07 SECONDS WEST, A DISTANCE OF 19.15 FEET TO A POINT, THENCE;
15. NORTH 04 DEGREES 55 MINUTES 05 SECONDS WEST, A DISTANCE OF 28.58 FEET TO A POINT, THENCE;
16. NORTH 01 DEGREES 35 MINUTES 07 SECONDS EAST, A DISTANCE OF 12.51 FEET TO A POINT, THENCE;
17. NORTH 07 DEGREES 59 MINUTES 04 SECONDS WEST, A DISTANCE OF 12.80 FEET TO A POINT, THENCE;
18. NORTH 04 DEGREES 37 MINUTES 18 SECONDS EAST, A DISTANCE OF 13.12 FEET TO A POINT, THENCE;
19. NORTH 37 DEGREES 07 MINUTES 23 SECONDS WEST, A DISTANCE OF 11.44 FEET TO A POINT, THENCE;
20. NORTH 10 DEGREES 59 MINUTES 43 SECONDS EAST, A DISTANCE OF 10.63 FEET TO A POINT, THENCE;
21. NORTH 16 DEGREES 11 MINUTES 30 SECONDS WEST, A DISTANCE OF 14.71 FEET TO A POINT, THENCE;
22. NORTH 12 DEGREES 19 MINUTES 57 SECONDS WEST, A DISTANCE OF 12.12 FEET TO A POINT, THENCE;
23. NORTH 10 DEGREES 39 MINUTES 21 SECONDS EAST, A DISTANCE OF 10.00 FEET TO A POINT, THENCE;
24. NORTH 08 DEGREES 40 MINUTES 31 SECONDS WEST, A DISTANCE OF 9.68 FEET TO A POINT, THENCE;
25. NORTH 02 DEGREES 14 MINUTES 09 SECONDS EAST, A DISTANCE OF 12.58 FEET TO A POINT, THENCE;
26. NORTH 03 DEGREES 42 MINUTES 17 SECONDS WEST, A DISTANCE OF 24.95 FEET TO A POINT, THENCE;
27. NORTH 10 DEGREES 52 MINUTES 43 SECONDS WEST, A DISTANCE OF 9.28 FEET TO A POINT, THENCE;
28. NORTH 03 DEGREES 11 MINUTES 08 SECONDS WEST, A DISTANCE OF 25.22 FEET TO A POINT, THENCE;
29. NORTH 11 DEGREES 28 MINUTES 30 SECONDS WEST, A DISTANCE OF 26.24 FEET TO A POINT, THENCE;
30. NORTH 21 DEGREES 33 MINUTES 41 SECONDS EAST, A DISTANCE OF 8.09 FEET TO A POINT, THENCE;
31. NORTH 16 DEGREES 28 MINUTES 27 SECONDS WEST, A DISTANCE OF 18.86 FEET TO A POINT, THENCE;

32. NORTH 12 DEGREES 25 MINUTES 53 SECONDS EAST, A DISTANCE OF 34.22 FEET TO A POINT, THENCE;
 33. NORTH 19 DEGREES 23 MINUTES 11 SECONDS EAST, A DISTANCE OF 20.63 FEET TO A POINT, THENCE;
 34. NORTH 10 DEGREES 31 MINUTES 08 SECONDS EAST, A DISTANCE OF 28.34 FEET TO A POINT, THENCE;
 35. NORTH 05 DEGREES 31 MINUTES 17 SECONDS EAST, A DISTANCE OF 15.74 FEET TO A POINT, THENCE;
 36. NORTH 18 DEGREES 48 MINUTES 08 SECONDS EAST, A DISTANCE OF 17.67 FEET TO A POINT, THENCE;
 37. NORTH 08 DEGREES 22 MINUTES 52 SECONDS EAST, A DISTANCE OF 11.16 FEET TO A POINT, THENCE;
 38. NORTH 30 DEGREES 50 MINUTES 41 SECONDS EAST, A DISTANCE OF 26.91 FEET TO A POINT, THENCE;
 39. NORTH 41 DEGREES 18 MINUTES 08 SECONDS EAST, A DISTANCE OF 18.19 FEET TO A POINT, THENCE;
 40. NORTH 70 DEGREES 22 MINUTES 35 SECONDS EAST, A DISTANCE OF 19.64 FEET TO A POINT, THENCE;
 41. NORTH 52 DEGREES 06 MINUTES 36 SECONDS EAST, A DISTANCE OF 11.72 FEET TO A POINT, THENCE;
 42. NORTH 13 DEGREES 33 MINUTES 45 SECONDS EAST, A DISTANCE OF 10.46 FEET TO A POINT, THENCE;
 43. NORTH 02 DEGREES 26 MINUTES 18 SECONDS EAST, A DISTANCE OF 22.45 FEET TO A POINT IN THE DIVIDING LINE BETWEEN LOT 10 BLOCK 916 AND LOT 1, BLOCK 913, THENCE;
 44. ALONG THE DIVIDING LINE BETWEEN LOT 10 BLOCK 916 AND LOT 1, BLOCK 913, NORTH 84 DEGREES - 03 MINUTES - 40 SECONDS EAST, A DISTANCE OF 95.56 FEET TO A POINT OF INTERSECTION WITH THE WESTERLY LINE OF 1ST STREET, THENCE;
 45. ALONG THE WESTERLY LINE OF 1ST STREET SOUTH 07 DEGREES - 21 MINUTES - 20 SECONDS EAST, A DISTANCE OF 54.86 FEET TO A POINT, THENCE;
- ACROSS LOT 10, BLOCK 916, ALONG THE DIVIDING LINE BETWEEN TRACK 4 AND TRACK 1, THE FOLLOWING TWELVE (12) COURSES.
46. SOUTH 82 DEGREES 39 MINUTES 33 SECONDS WEST, A DISTANCE OF 1.90 FEET TO A POINT, THENCE;
 47. SOUTH 69 DEGREES 26 MINUTES 49 SECONDS WEST, A DISTANCE OF 108.57 FEET TO A POINT, THENCE;
 48. SOUTH 46 DEGREES 36 MINUTES 52 SECONDS WEST, A DISTANCE OF 4.06 FEET TO A POINT, THENCE;
 49. SOUTH 13 DEGREES 38 MINUTES 29 SECONDS WEST, A DISTANCE OF 114.25 FEET TO A POINT, THENCE;



50. SOUTH 07 DEGREES 20 MINUTES 27 SECONDS EAST, A DISTANCE OF 44.52 FEET TO A POINT, THENCE;
51. SOUTH 05 DEGREES 32 MINUTES 07 SECONDS WEST, A DISTANCE OF 116.71 FEET TO A POINT, THENCE;
52. SOUTH 35 DEGREES 23 MINUTES 54 SECONDS EAST, A DISTANCE OF 2.54 FEET TO A POINT, THENCE;
53. SOUTH 86 DEGREES 13 MINUTES 16 SECONDS EAST, A DISTANCE OF 8.52 FEET TO A POINT, THENCE;
54. SOUTH 05 DEGREES 40 MINUTES 31 SECONDS WEST, A DISTANCE OF 144.72 FEET TO A POINT, THENCE;
55. SOUTH 03 DEGREES 19 MINUTES 48 SECONDS WEST, A DISTANCE OF 63.70 FEET TO A POINT, THENCE;
56. SOUTH 02 DEGREES 40 MINUTES 31 SECONDS EAST, A DISTANCE OF 2.02 FEET TO A POINT, THENCE;
57. NORTH 84 DEGREES 05 MINUTES 50 SECONDS EAST, A DISTANCE OF 212.99 FEET TO A POINT IN THE WESTERLY LINE OF 1ST STREET, THENCE;
58. ALONG THE WESTERLY LINE OF 1ST STREET, SOUTH 07 DEGREES 21 MINUTES 20 SECONDS EAST, A DISTANCE OF 74.73 FEET TO THE POINT AND PLACE OF BEGINNING.

AREA = 44,453 S.F. OR 1.021 AC.

THIS PROPERTY MAY BE SUBJECT TO RESTRICTIONS, COVENANTS AND/OR EASEMENTS EITHER WRITTEN OR IMPLIED.

THIS DESCRIPTION WAS PREPARED WITH REFERENCE TO A MAP ENTITLED "ENVIRONMENTAL EASEMENT SURVEY, HALLETTS BUILDING 3 SPE LLC (HLP 20/30), LOT 10, BLOCK 916, 26-02 1ST STREET, BOROUGH AND COUNTY OF QUEENS CITY AND STATE OF NEW YORK" DATED 05-09-2024, PREPARED BY CONTROL POINT ASSOCIATES INC PC

CONTROL POINT ASSOCIATES INC PC



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JOHN P. LYNCH
STATE OF NEW YORK
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