



October 17, 2025

TIMOTHY F NEVINS
825 THIRD AVE
16TH FL
NEW YORK, NY 10022

RE: Submitted Transaction Successfully Recorded

Dear TIMOTHY F NEVINS:

Document Identification Number 2025090900486001 which was submitted and intaken for Recording on 10/14/2025 11:57:42 AM, was successfully recorded on 10/17/2025 at 2:49 PM.

Below summarizes the status of the document(s).

Recording & Endorsement Cover Page(s) attached

2025090900486001

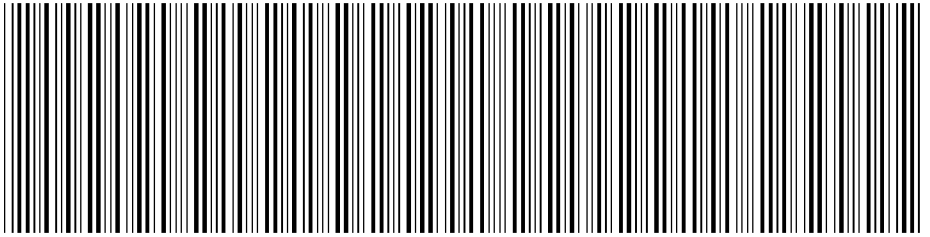
If you have questions or require further information, please send an email to acrishelp@finance.nyc.gov and someone will get back to you.

Thank you.

City Register

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

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



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RECORDING AND ENDORSEMENT COVER PAGE

PAGE 1 OF 10

Document ID: 2025090900486001

Document Date: 07-11-2025

Preparation Date: 10-14-2025

Document Type: EASEMENT

Document Page Count: 9

PRESENTER:

TIMOTHY F NEVINS
825 THIRD AVE
16TH FL
NEW YORK, NY 10022
516-780-1969
TNEVINS@BDLAW.COM

RETURN TO:

TIMOTHY F NEVINS
825 THIRD AVE
16TH FL
NEW YORK, NY 10022
516-780-1969
TNEVINS@BDLAW.COM

PROPERTY DATA

Borough	Block	Lot	Unit	Address
QUEENS	9694	17	Entire Lot	148-18 HILLSIDE AVENUE
Property Type: RESIDENTIAL VACANT LAND Easement				

CROSS REFERENCE DATA

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

PARTIES

GRANTOR/SELLER:

HILLSIDE 168 INC
4630 KISSENA BLVD
FLUSHING, NY 11355

GRANTEE/BUYER:

NEW YORK STATE DEPT 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: \$ 82.00

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 10-17-2025 14:49

City Register File No.(CRFN):

2025000283057



Collette McChia-Jacques

City Register Official Signature

Timothy F. Nevins

From: Mike Fassler <no-reply@stamps.com>
Sent: Monday, October 20, 2025 4:34 PM
To: Timothy F. Nevins
Subject: Mike Fassler has sent you a package

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Red Category

[EXTERNAL SENDER: Use caution with links/attachments]



This message was sent to you at the request of Mike Fassler, to notify you that they have shipped a package to you. For details about your shipment or to track your package, please refer to the information below.

Shipment Details

Shipped To: Office of Mayor Eric Adams
City Hall, City Hall Park New York NY 10007 US

Mailing Date: 10/20/2025

Est. Delivery: 1 - 3 days

Service: First Class (R)

Signature: Required

Tracking: [9407111105495856993955](#)

The shipment information contained in this email is provided by Stamps.com.
For questions about this package, please contact Mike Fassler or U.S. Postal Service.

Easily print USPS shipping labels from your PC or Mac. At Stamps.com, our goal is to simplify shipping so you can focus on your business. Get started at www.stamps.com.

Notice to Municipality

Office of Mayor Eric Adams
City Hall
City Hall Park
New York, New York 10007

Re: Environmental Easement – Hillside 168, Inc.

Dear Sir or Madam:

Attached please find a copy of an environmental easement granted to the New York State Department of Environmental Conservation (“Department”) on July 18, 2025, by Hillside 168, Inc. for property at 148-18 Hillside Avenue, Queens County, Jamaica, NY 11435, Tax Map No. Section 42 Block 9694 Lot 17, DEC Site No. C241199.

This Environmental Easement restricts future use of the above-referenced property to restricted commercial uses as described in 6 NYCRR Part 375-1.8(g)(2)(iii) and industrial uses as described in 6 NYCRR Part 375-1.8(g)(2)(iv). 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.

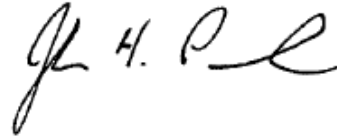
Article 71, Section 71-3607 of the New York State Environmental Conservation Law requires that:

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.

Very truly yours,

A handwritten signature in black ink, appearing to read "J. H. Paul". The signature is fluid and cursive, with the first letters of each name being capitalized and prominent.

John H. Paul
Beveridge & Diamond PC
815 Third Ave, 16th Floor
New York, NY 10022