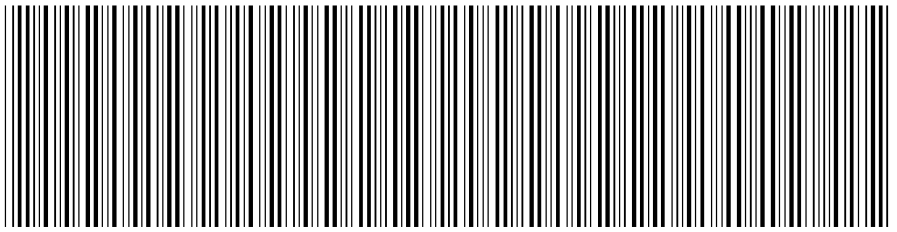


**NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER**

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.



2022122100419002003E66CD

RECORDING AND ENDORSEMENT COVER PAGE

PAGE 1 OF 13

Document ID: 2022122100419002

Document Date: 12-20-2022

Preparation Date: 12-21-2022

Document Type: EASEMENT

Document Page Count: 11

PRESENTER:

KENSINGTON VANGUARD NATIONAL LAND SERVICES
39 W37TH STREET
TITLE NO.5134790
NEW YORK, NY 10018
212-532-8686

RETURN TO:

KENSINGTON VANGUARD NATIONAL LAND SERVICES
39 W37TH STREET
TITLE NO.5134790
NEW YORK, NY 10018
212-532-8686

PROPERTY DATA

Borough	Block	Lot	Unit	Address
QUEENS	15843	1001	Entire Lot	CPU 5123 BEACH CHANNEL DRIVE

Property Type: PARKING SPACE

Borough	Block	Lot	Unit	Address
QUEENS	15843	1002	Entire Lot	CU-1 5125 BEACH CHANNEL DRIVE

Property Type: COMMERCIAL CONDO UNIT(S)

☒ Additional Properties on Continuation Page

CROSS REFERENCE DATA

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

PARTIES

GRANTOR/SELLER:

EC A1 HOUSING DEVELOPMENT FUND CORPORATION
C/O: DANIEL MORITZ, 1044 NORTHERN BOULEVARD 2ND FLOOR

GRANTEE/BUYER:

NYS DEPARTMENT OF ENVIRONMENTAL CONSERVATION
625 BROADWAY
ALBANY, NY 12233-0001

☒ Additional Parties Listed on Continuation Page

FEES AND TAXES

Mortgage :

Mortgage Amount:	\$	0.00
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Taxable Mortgage Amount:	\$	0.00
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Exemption:

TAXES: County (Basic):	\$	0.00
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City (Additional):	\$	0.00
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Spec (Additional):	\$	0.00
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TASF:	\$	0.00
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MTA:	\$	0.00
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NYCTA:	\$	0.00
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Additional MRT:	\$	0.00
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TOTAL:	\$	0.00
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Recording Fee:	\$	101.00
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Affidavit Fee:	\$	0.00
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Filing Fee:

\$ 100.00

NYC Real Property Transfer Tax:

\$ 0.00

NYS Real Estate Transfer Tax:

\$ 0.00

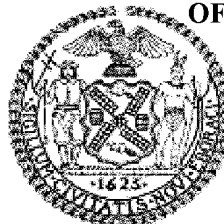
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OF THE CITY REGISTER OF THE**

CITY OF NEW YORK

Recorded/Filed 12-23-2022 14:44

City Register File No.(CRFN):

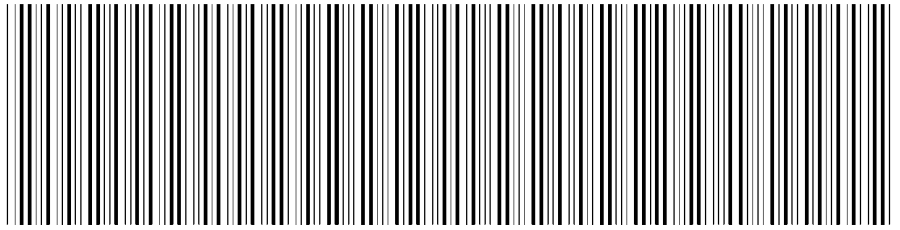
2022000460076



Annette McMill

City Register Official Signature

NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER



2022122100419002003C644D

RECORDING AND ENDORSEMENT COVER PAGE (CONTINUATION)

PAGE 2 OF 13

Document ID: 2022122100419002

Document Date: 12-20-2022

Preparation Date: 12-21-2022

Document Type: EASEMENT

PROPERTY DATA

Borough	Block Lot	Unit	Address
QUEENS	15843 1003 Entire Lot	CU-2	302 BEACH 53RD STREET

Property Type: COMMERCIAL CONDO UNIT(S)

Borough	Block Lot	Unit	Address
QUEENS	15843 1004 Entire Lot	RESI	5123 BEACH CHANNEL DRIVE

Property Type: COMMERCIAL CONDO UNIT(S)

PARTIES

GRANTOR/SELLER:

EC A1 LIMITED PARTNERSHIP
C/O: DANIEL MORITZ, 1044 NORTHERN BOULEVARD
2ND FLOOR
ROSLYN, NY 11576

GRANTOR/SELLER:

EC A1 COMMERCIAL LLC
C/O: DANIEL MORITZ, 1044 NORTHERN BOULEVARD
2ND FLOOR
ROSLYN, NY 11576

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

THIS INDENTURE made this 20th day of December, 2022, between Owner(s), EC A1 Housing Development Fund Corporation, (the "Grantor Fee Owner") having an office at c/o Block Institute Inc., 376 Bay 44th Street, Brooklyn, New York 11214, EC A1 Limited Partnership having an office at c/o The Arker Companies, 1044 Northern Boulevard, 2nd Floor, Roslyn, New York 11576 ("Grantor Beneficial Owner") and EC A1 Commercial LLC, ("Grantor Beneficial Owner"), having an office at c/o The Arker Companies, 1044 Northern Boulevard, 2nd Floor, Roslyn, New York 11576, (collectively, the "Grantor"), and The People of the State of New York (the "Grantee."), acting through their Commissioner of the Department of Environmental Conservation (the "Commissioner", or "NYSDEC" or "Department" as the context requires) with its headquarters located at 625 Broadway, Albany, New York 12233,

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

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

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

WHEREAS, Grantor Fee Owner, is the owner of the fee interest in the real property located at the addresses of 5123 Beach Channel Drive, 5125 Beach Channel Drive and 302 Beach 53rd 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 15843 Lots 1001, 1002, 1003 and 1004 (condominium lots) (formerly known as lot 15), being the same as that property conveyed to Grantor Fee Owner by deed dated December 16, 2021 and recorded in the City Register of the City of New York as CRFN # 2022000040275. The property subject to this Environmental Easement (the "Controlled Property") comprises approximately 1.57 +/- acres, and is hereinafter more fully described in the Land Title Survey dated November 15, 2015 and last revised on November 30, 2022 prepared by William Spiezia, License No. 050198, of Rogers Surveying, PLLC, which will be attached to the Site Management

Plan. The Controlled Property description is set forth in and attached hereto as Schedule A; and

WHEREAS, Grantor Beneficial Owner EC A1 Limited Partnership, is the owner of a beneficial interest in a portion of the Controlled Property, namely condominium lot 1004, being the same as the beneficial interest conveyed to Grantor Beneficial Owner EC A1 Limited Partnership by means of an Amended and Restated Declaration of Interest and Nominee Agreement dated May 16, 2022 and recorded in City Register of the City of New York as CRFN # 2022000246515; and

WHEREAS, Grantor Beneficial Owner EC A1 Commercial LLC, is the owner of a beneficial interest in a portion of the Controlled Property, namely condominium lots 1001, 1002 and 1003, being the same as the beneficial interest conveyed to Grantor Beneficial Owner EC A1 Commercial LLC by means of a Declaration of Interested and Nominee Agreement dated May 16, 2022 and recorded in City Register of the City of New York as CRFN # 2022000246514; and

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

NOW THEREFORE, in consideration of the mutual covenants contained herein and the terms and conditions of Brownfield Cleanup Agreement Number: Index No. C241200-08-17, Grantor conveys to Grantee a permanent Environmental Easement pursuant to ECL Article 71, Title 36 in, on, over, under, and upon the Controlled Property as more fully described herein ("Environmental Easement").

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

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

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

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

- (2) All Engineering Controls must be operated and maintained as specified in the Site Management Plan (SMP);
- (3) All Engineering Controls must be inspected at a frequency and in a manner defined in the SMP;
- (4) The use of groundwater underlying the property is prohibited without necessary water quality treatment as determined by the NYSDOH or the New York City Department of Health and Mental Hygiene to render it safe for use as drinking water or for industrial purposes, and the user must first notify and obtain written approval to do so from the Department;
- (5) Groundwater and other environmental or public health monitoring must be performed as defined in the SMP;
- (6) Data and information pertinent to Site Management of the Controlled Property must be reported at the frequency and in a manner defined in the SMP;
- (7) All future activities on the property that will disturb remaining contaminated material must be conducted in accordance with the SMP;
- (8) Monitoring to assess the performance and effectiveness of the remedy must be performed as defined in the SMP;
- (9) Operation, maintenance, monitoring, inspection, and reporting of any mechanical or physical components of the remedy shall be performed as defined in the SMP;
- (10) Access to the site must be provided to agents, employees or other representatives of the State of New York with reasonable prior notice to the property owner to assure compliance with the restrictions identified by this Environmental Easement.

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

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

Site Control Section
Division of Environmental Remediation
NYSDEC
625 Broadway

Albany, New York 12233
Phone: (518) 402-9553

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

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

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

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

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

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

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

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

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

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

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

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

(7) the information presented is accurate and complete.

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

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

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

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

5. Enforcement

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

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

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

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

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

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

system identification number.

Parties shall address correspondence to: Site Number: C241200
Office of General Counsel
NYSDEC
625 Broadway
Albany New York 12233-5500

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

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

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

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

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

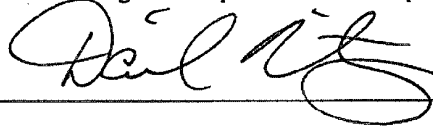
10. Joint Obligation. If there are two or more parties identified as Grantor herein, the obligations imposed by this instrument upon them shall be joint and several.

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

Remainder of Page Intentionally Left Blank

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

EC A1 Housing Development Fund Corporation:

By: 

Print Name: Daniel Moritz

Title: Authorized Signatory Date: 12/14/22

Grantor's Acknowledgment

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

On the 14th day of December, in the year 2022, before me, the undersigned, personally appeared Daniel Moritz, 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.


Notary Public - State of New York

ELIZABETH BENEDETTO
NOTARY PUBLIC-STATE OF NEW YORK
No. 01BE6354585
Qualified in Nassau County
My Commission Expires 02-13-2025

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

EC A Limited Partnership:

By: Daniel R. [Signature]

Print Name: Daniel Moritz

Title: Authorized Signatory Date: 12/14/22

Grantor's Acknowledgment

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

On the 14th day of December, in the year 2022, before me, the undersigned, personally appeared Daniel Moritz, 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.

Elizabeth Benedetti
Notary Public - State of New York

ELIZABETH BENEDETTO
NOTARY PUBLIC-STATE OF NEW YORK
No. 01BE6354585
Qualified in Nassau County
My Commission Expires 02-13-2025

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

EC A1 Commercial LLC:

By: 

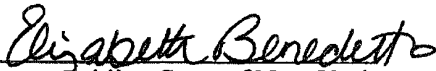
Print Name: Daniel Moritz

Title: Authorized Signatory Date: 12/18/22

Grantor's Acknowledgment

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

On the 14th day of December, in the year 20 22, before me, the undersigned, personally appeared Daniel Moritz, 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.


Notary Public - State of New York

ELIZABETH BENEDETTO
NOTARY PUBLIC-STATE OF NEW YORK
No. 01BE8354585
Qualified in Nassau County
My Commission Expires 02-13-2025

THIS ENVIRONMENTAL EASEMENT IS HEREBY ACCEPTED BY THE PEOPLE OF THE STATE OF NEW YORK, Acting By and Through the Department of Environmental Conservation as Designee of the Commissioner,

By: Andrew O. Guglielmi
Andrew O. Guglielmi, Director
Division of Environmental Remediation

Grantee's Acknowledgment

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

On the 20th day of December, in the year 2022, before me, the undersigned, personally appeared Andrew O. Guglielmi, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name is (are) subscribed to the within instrument and acknowledged to me that he/she/ executed the same in his/her/ capacity as Designee of the Commissioner of the State of New York Department of Environmental Conservation, and that by his/her/ signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

Jennifer Andoloro
Notary Public - State of New York

JENNIFER ANDALORO
Notary Public, State of New York
No. 02AN6098246
Qualified in Albany County
Commission Expires January 14, 2024

SCHEDULE "A" PROPERTY DESCRIPTION

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

BEGINNING at the corner formed by the intersection of the southerly side of Beach Channel Drive, with the easterly side of Beach 53rd Street;

RUNNING THENCE easterly along the southerly side of Beach Channel Drive, 225.02 feet;

THENCE southerly along a line forming an interior angle of 89 degrees 05 minutes 32 seconds with the southerly side of Beach Channel Drive, 305.18 feet to a point;

THENCE westerly along a line forming an interior angle of 90 degrees 01 minutes 30 seconds with the previous course, 224.98 feet to a point in the easterly side of Beach 53rd Street;

THENCE northerly along the easterly side of Beach 53rd Street forming an interior angle of 89 degrees 58 minutes 41 seconds with the previous course, 301.71 feet to the corner first above mentioned, at the point or place of BEGINNING.

The above described parcel contains an area of 68,271 square feet or 1.57 acres.