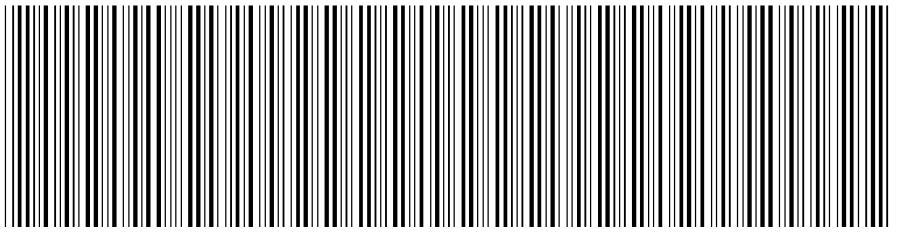


**NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER**

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RECORDING AND ENDORSEMENT COVER PAGE

PAGE 1 OF 12

Document ID: 2026012700090001

Document Date: 01-21-2026

Preparation Date: 01-27-2026

Document Type: CERTIFICATE

Document Page Count: 11

PRESENTER:

BETTER RECORDINGS, LLC
212 2ND ST - RA-REC-54071
SUITE 502
LAKEWOOD, NJ 08701
REC@BETTERTITLERESEARCH.COM

RETURN TO:

BETTER RECORDINGS, LLC
212 2ND ST - RA-REC-54071
SUITE 502
LAKEWOOD, NJ 08701
REC@BETTERTITLERESEARCH.COM

PROPERTY DATA

Borough	Block	Lot	Unit	Address
QUEENS	16100	18	Entire Lot	350 BEACH 79 STREET

Property Type: COMMERCIAL REAL ESTATE

CROSS REFERENCE DATA

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

PARTIES

PARTY 1:

79 ARVERNE DEVELOPMENT LLC
220-46 73RD AVE
BAYSIDE, NY 11364

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: \$ 92.00

Affidavit Fee: \$ 0.00

Filing Fee:

\$ 0.00

NYC Real Property Transfer Tax:

\$ 0.00

NYS Real Estate Transfer Tax:

\$ 0.00

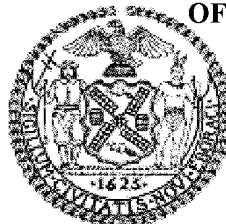
**RECORDED OR FILED IN THE OFFICE
OF THE CITY REGISTER OF THE**

CITY OF NEW YORK

Recorded/Filed 01-27-2026 14:23

City Register File No.(CRFN):

2026000026573



Colette McChia-Jacques

City Register Official Signature

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

3-60 Beach 79th Street, Site ID No. C241207
350 Beach 79th Street, Far Rockaway, NY, 11693
Far Rockaway, Queens County, Tax Map Identification Number: 16100-18

PLEASE TAKE NOTICE, the New York State Department of Environmental Conservation (NYSDEC) has issued a Certificate of Completion (Certificate) pursuant to Article 27, Title 14 of the New York State Environmental Conservation Law (ECL) to 79 Arverne Development LLC for a parcel approximately 1.228 acres located at 350 Beach 79th Street in Far Rockaway, Queens County.

PLEASE TAKE NOTICE, the Certificate was issued upon satisfaction of the Commissioner, following review by NYSDEC of the Final Engineering Report and data submitted pursuant to the Brownfield Site Cleanup Agreement, as well as any other relevant information regarding the site, that the remediation requirements set forth in ECL Article 27, Title 14 have been or will be achieved in accordance with the time frames, if any, established in the Remedial Action Work Plan.

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

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

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

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

PLEASE TAKE NOTICE, the remedial program relies upon use restrictions or the long-term employment of institutional or engineering controls; such institutional or engineering controls are contained in an Environmental Easement granted pursuant to ECL Article 71, Title 36 which has been duly recorded in the Recording Office for Queens County as 2024000136891.

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

3-60 Beach 79th Street, C241207
350 Beach 79th Street, Far Rockaway, NY 11693

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

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

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

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

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

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

PLEASE TAKE NOTICE, a copy of the Certificate can be reviewed at the NYSDEC's Region 2 Office located at 47-40 21st Street, Long Island City, NY, by contacting the Regional Environmental Remediation Engineer, or at <https://www.dec.ny.gov/data/DecDocs/C241207/>.

3-60 Beach 79th Street, C241207
350 Beach 79th Street, Far Rockaway, NY 11693

WHEREFORE, the undersigned has signed this Notice of Certificate

79 Arverne Development LLC

By: [Signature]

Title: MANAGER

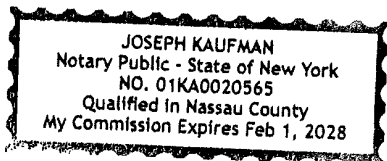
Date: JAN 21, 2026

STATE OF NEW YORK) SS:
COUNTY OF NASSAU)

On the 21st day of JAN, in the year 2026, before me, the undersigned, personally appeared URI KAUFMAN, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

[Signature]
Signature and Office of individual
taking acknowledgment

Please record and return to:
79 Arverne Development LLC
220-46 73rd Avenue
Bayside, NY 11364





NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
Site Management Form
11/10/2025



SITE DESCRIPTION

SITE NO. C241207

SITE NAME 3-60 Beach 79th Street

SITE ADDRESS: 350 Beach 79th Street ZIP CODE: 11693

CITY/TOWN: Far Rockaway

COUNTY: Queens

ALLOWABLE USE: Commercial and Industrial

SITE MANAGEMENT DESCRIPTION

SITE MANAGEMENT PLAN INCLUDES: YES NO

IC/EC Certification Plan



Monitoring Plan



Operation and Maintenance (O&M) Plan



Periodic Review Frequency: once a year

Periodic Review Report Submitted Date: 04/30/2027

Description of Institutional Control

79 Arverne Development LLC

220-46 73rd Avenue

350 Beach 79th Street

Environmental Easement

Block: 16100

Lot: 18

Sublot:

Section: 62

Subsection:

S_B_L Image: 62-16100-18

Ground Water Use Restriction

IC/EC Plan

Landuse Restriction

Monitoring Plan

O&M Plan

Site Management Plan

Soil Management Plan

Description of Engineering Control

79 Arverne Development LLC

220-46 73rd Avenue

350 Beach 79th Street

Environmental Easement

Block: 16100

Lot: 18

Sublot:

Section: 62

Subsection:

S_B_L Image: 62-16100-18

Cover System

Groundwater Treatment System

Monitoring Wells

Vapor Mitigation

NYSDEC BROWNFIELD CLEANUP PROGRAM (BCP)
CERTIFICATE OF COMPLETION

CERTIFICATE HOLDER(S):

Name

79 Arverne Development LLC

Address

220-46 73rd Avenue, Bayside, NY 11364

BROWNFIELD CLEANUP AGREEMENT:

Application Approval: 5/18/18 **Agreement Execution:** 6/22/18

Agreement Index No.: C241207-04-18

Application Amendment Approval: 5/24/24

Agreement Amendment Execution: 5/24/24

Application Amendment Approval: 12/12/24

Agreement Amendment Execution: 12/12/24

SITE INFORMATION:

Site No.: C241207 **Site Name:** 3-60 Beach 79th Street

Site Owner: 79 Arverne Development LLC

Street Address: 350 Beach 79th Street

Municipality: Far Rockaway

County: Queens

DEC Region: 2

Site Size: 1.228 Acres

Tax Map Identification Number(s): 62-16100-18

Percentage of site located in an EnZone: 100 %

A description of the property subject to this Certificate is attached as Exhibit A and a site survey is attached as Exhibit B.

CERTIFICATE ISSUANCE

This Certificate of Completion, hereinafter referred to as the "Certificate", is issued pursuant to Article 27, Title 14 of the New York State Environmental Conservation Law ("ECL").

This Certificate has been issued upon satisfaction of the Commissioner, following review by the Department of the Final Engineering Report and data submitted pursuant to the Brownfield Site Cleanup Agreement, as well as any other relevant information regarding the site, that the applicable remediation requirements set forth in the ECL have been or will be achieved in accordance with the time frames, if any, established in the remedial work plan.

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

Allowable Uses under the BCP: Commercial and Industrial

Cleanup Track: Track 4: Restricted use with site-specific soil cleanup objectives

Tax Credit Provisions:

Site Preparation and On-Site Groundwater Remediation Credit Component Rate is 25%.

Eligibility for Tangible Property Credit is available through: EnZone.

Tangible Property Credit Component Rate is 15%. Comprised of 10% Base, 5% EnZone.

Dependent upon the project being developed in a manner consistent with the approved Brownfield Cleanup Program application, additional rate increases may be available if the site is developed as affordable housing (5%), if the Certificate Holder receives a separate Determination of Conformance with the BOA from the Secretary of State (5%), if the site is located in a disadvantaged community and not located in an EnZone (5%), if the site is developed as a renewable energy facility site (5%), or if the site is used primarily for manufacturing activities (5%) not to exceed a maximum 24%.

The Remedial Program includes use restrictions or reliance on the long-term employment of institutional or engineering controls which are contained in the approved Site Management Plan and an Environmental Easement granted pursuant to ECL Article 71, Title 36 which has been duly recorded in the Recording Office for Queens County as 2024000136891.

LIABILITY LIMITATION

Upon issuance of this Certificate of Completion, and subject to the terms and conditions set forth herein, the Certificate holder(s) shall be entitled to the liability limitation provided in ECL Section 27-1421. The liability limitation shall run with the land, extending to the Certificate holder's successors or assigns through acquisition of title to the site and to a person who develops or otherwise occupies the site, subject to certain limitations as set forth in ECL Section 27-1421. The liability limitation shall be subject to all rights reserved to the State by ECL Section 27-1421.2 and any other applicable provision of law.

CERTIFICATE TRANSFERABILITY

This Certificate may be transferred to the Certificate holder's successors or assigns upon transfer or sale of the site as provided by ECL Section 27-1419.5 and 6NYCRR Part 375-1.9.

CERTIFICATE MODIFICATION/REVOCATION

This Certificate of Completion may be modified or revoked by the Commissioner following notice and an opportunity for a hearing in accordance with ECL Section 27-1419 and 6NYCRR Part 375-1.9(e) upon finding any of the following:

- (1) either the Applicant or the Applicant's successors or assigns have failed to comply with the terms and conditions of the Brownfield Site Cleanup Agreement;
- (2) the Applicant made a misrepresentation of a material fact tending to demonstrate that it was qualified as a Volunteer;
- (3) either the Applicant or the Applicant's successors or assigns made a misrepresentation of a material fact tending to demonstrate that the cleanup levels identified in the Brownfield Site Cleanup Agreement were reached;
- (4) there is good cause for such modification or revocation;
- (5) either the Applicant or the Applicant's successors or assigns failed to manage the controls or monitoring in full compliance with the terms of the remedial program;
- (6) the terms and conditions of the environmental easement have been intentionally violated or found to be not protective or enforceable.

The Certificate holder(s) (including its successors or assigns) shall have thirty (30) days within which to cure any deficiency or to seek a hearing. If the deficiency is not cured or a request for a hearing is not received within such 30-day period, the Certificate shall be deemed modified or vacated on the 31st day after the Department's notice.

Amanda Lefton
Commissioner
New York State Department of Environmental Conservation

By: Andrew Guglielmi Date: 12/30/2025

Andrew O. Guglielmi, Director
Division of Environmental Remediation

Exhibit A

Site Description

SCHEDULE "A" PROPERTY DESCRIPTION

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, LYING AND BEING IN THE FIFTH WARD, BOROUGH AND COUNTY OF QUEENS, CITY AND STATE OF NEW YORK BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE DIVIDING LINE BETWEEN LOT 18, LANDS NOW OR FORMERLY OF 79 ARVERNE DEVELOPMENT LLC, LOT 24, LANDS NOW OR FORMERLY OF BEACH CHANNEL DRIVE LAND ENTERPRISES, INC. AND LOT 29, LANDS NOW OR FORMERLY OF THE DEPARTMENT OF CITY WIDE ADMINISTRATIVE SERVICES (DCAS), ALSO KNOWN AS PARK LANDS PER CITY MAP NO. 3841, DATED JUNE 1, 1956, ADOPTED APRIL 9, 1957, SAID POINT BEING DISTANT THE FOLLOWING TWO COURSES FROM A POINT FORMED BY THE INTERSECTION OF THE NORTHERLY SIDE OF ROCKAWAY FREEWAY (ALSO KNOWN AS BEACH CHANNEL DRIVE), 50 FEET WIDE WITH THE WESTERLY SIDE OF BEACH 77TH STREET (50 FEET WIDE)

A.) NORTH 13 DEGREES 08 MINUTES 14.9 SECONDS EAST, A DISTANCE OF 15.40 FEET TO THE NORTHERLY LINE OF LOT 29 (PARKS LAND) THENCE;

B.) CONTINUING ALONG SAID PARKS LAND WESTERLY 93.63 FEET TO THE ABOVE DESCRIBED POINT AND PLACE OF BEGINNING RUNNING THENCE;

NORTH 15 DEGREES 44 MINUTES 50 SECONDS EAST 325.45 FEET TO THE UNITED STATES PIERHEAD AND BULKHEAD LINE OF BARBADOES BASIN;

THENCE ALONG SAID LINE OF SAID BASIN NORTH 52 DEGREES 23 MINUTES 10 SECONDS WEST 162.82 FEET TO THE EASTERLY SIDE OF LOT 14;

THENCE ALONG SAID LOT LINE SOUTH 16 DEGREES 12 MINUTES 28.5 SECONDS WEST, 373.68 FEET TO THE SOUTHEASTERLY CORNER OF LOT 14 AND THE NORTHEASTERLY CORNER OF LOT 33, THE FOLLOWING TWO COURSES THROUGH LOT 18;

THENCE SOUTH 63 DEGREES 20 MINUTES 01.5 SECONDS EAST, 40.67 FEET TO A POINT;

THENCE SOUTH 16 DEGREES 12 MINUTES 28.5 WEST, 2.38 FEET;

THENCE SOUTH 63 DEGREES 19 MINUTES 06.9 SECONDS EAST, 18.11 FEET;

THENCE EASTERLY ON THE ARC OF A CIRCLE BEARING TO THE LEFT AND HAVING A RADIUS OF 240.061 FEET, A DISTANCE OF 97.07 FEET, TO THE POINT OR PLACE OF BEGINNING.

EXCEPTING SAID AREAS OF LAND AND WATER LYING AT OR BELOW THE MEAN HIGH WATER ELEVATION.

ACREAGE	54,374 S.F.	OR	1.2482 ACRES
LESS AREA BELOW HIGH WATER	884± S.F.	OR	0.0203± ACRES
NET AREA	53,490± S.F.	OR	1.2280± ACRES

Exhibit B

Site Survey

