



Allen & Desnoyers^{LLP}
ATTORNEYS AT LAW

NOTICE TO MUNICIPALITY

CERTIFIED MAIL, RETURN RECEIPT REQUESTED

May 30, 2024

Hon. Donovan Richards
Queens Borough President
Queens Borough Hall
120-55 Queens Boulevard
One Claire Shulman Way
Kew Gardens, New York 11424

Re: Environmental Easement
3-60 Beach 79th Street

Dear Borough President:

Attached please find a copy of an Environmental Easement granted to the NYS Department of Environmental Conservation ("Department") and duly recorded in the Office of the Queens County Clerk:

On May 30, 2024
by 79 Arverne Development LLC
for property at 3-60 Beach 79th Street, Far Rockaway
Tax Map No: Queens Block 16100, Lot 18
DEC Site No: C241207.

This Environmental Easement restricts future use of the above-referenced property to restricted residential, commercial or industrial uses. 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 this 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. Thank you.

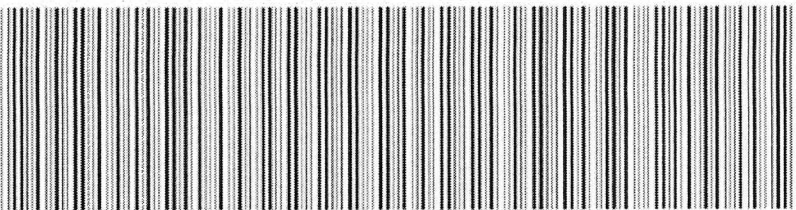
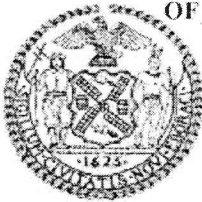
Very truly yours,



Gregory J. Allen, Esq.

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
- Complete items 1, 2, and 3. - Print your name and address on the reverse so that we can return the card to you. - Attach this card to the back of the mailpiece, or on the front if space permits.	A. Signature x <i>h Keiner</i> ☐ Agent ☐ Addressee
1. Article Addressed to: <i>Queens Borough President 120-55 Queens Blvd One Claire Shuman Way Kew Gardens, NY 11424</i>	B. Received by (Printed Name) <i>h Keiner</i> C. Date of Delivery <i>7-1-24</i>
 9590 9402 7884 2234 2537 96	D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No
2. Article Number (Transfer from service label) 7022 3330 0001 3724 3158	3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☐ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ Insured Mail ☐ Insured Mail Restricted Delivery (over \$500) ☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery
PS Form 3811, July 2020 PSN 7530-02-000-9053	Domestic Return Receipt

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at www.usps.com ®.	
Jamaica, NY 11424	
Certified Mail Fee \$4.40	0298 10
Extra Services & Fees (check box, add fee as appropriate)	Postmark Here
☐ Return Receipt (hardcopy) \$0.00	
☐ Return Receipt (electronic) \$0.00	
☐ Certified Mail Restricted Delivery \$0.00	
☐ Adult Signature Required \$0.00	
☐ Adult Signature Restricted Delivery \$0.00	
Postage \$0.92	06/27/2024
Total Postage and Fees \$5.32	
Sent to <i>Queens Boro. President</i>	
Street and Apt. No., or PO Box No. <i>120-55 Queens Blvd</i>	
City, State, ZIP+4® <i>Kew Gardens, NY 11424</i>	
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

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.		2024052700002001001E05E9	
RECORDING AND ENDORSEMENT COVER PAGE PAGE 1 OF 11			
Document ID: 2024052700002001		Document Date: 05-13-2024	
Document Type: EASEMENT		Preparation Date: 05-27-2024	
Document Page Count: 10			
PRESENTER: BETTER RECORDINGS, LLC 1 PARAGON DRIVE - RANY-50296 SUITE 150B MONTVALE, NJ 07645 REC@BETTERTITLERESEARCH.COM		RETURN TO: BETTER RECORDINGS, LLC 1 PARAGON DRIVE - RANY-50296 SUITE 150B MONTVALE, NJ 07645 REC@BETTERTITLERESEARCH.COM	
PROPERTY DATA			
Borough	Block	Lot	Unit Address
QUEENS	16100	18	Entire Lot 350 BEACH 79 STREET
Property Type: NON-RESIDENTIAL VACANT LAND			
CROSS REFERENCE DATA			
CRFN _____ or DocumentID _____ or _____ Year _____ Reel _____ Page _____ or File Number _____			
PARTIES			
GRANTOR/SELLER: 79 ARVERNE DEVELOPMENT LLC 220-46 73RD AVENUE BAYSIDE, NY 11364		GRANTEE/BUYER: THE STATE OF NEW YORK C/O: COMMISSIONER OF THE DEPARTMENT OF ENVIRONMENT, 625 BROADWAY ALBANY, NY 12233	
FEES AND TAXES			
Mortgage :		Filing Fee:	
Mortgage Amount:	\$ 0.00	\$ 100.00	
Taxable Mortgage Amount:	\$ 0.00	NYC Real Property Transfer Tax:	
Exemption:		\$ 0.00	
TAXES: County (Basic):	\$ 0.00	NYS Real Estate Transfer Tax:	
City (Additional):	\$ 0.00	\$ 0.00	
Spec (Additional):	\$ 0.00		
TASF:	\$ 0.00		
MTA:	\$ 0.00		
NYCTA:	\$ 0.00		
Additional MRT:	\$ 0.00		
TOTAL:	\$ 0.00		
Recording Fee:	\$ 87.00		
Affidavit Fee:	\$ 0.00		
			
		RECORDED OR FILED IN THE OFFICE OF THE CITY REGISTER OF THE CITY OF NEW YORK	
		Recorded/Filed 05-30-2024 09:08	
		City Register File No.(CRFN): 2024000136891	
			
		City Register Official Signature	

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

THIS INDENTURE made ^{as of} this 13th day of May, 2024, between Owners, 79 Arverne Development, LLC, having an office at 220-46 73rd Avenue, Bayside, County of Queens, State of New York (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, is the owner of real property located at the address of 350 Beach 79th Street in the City and State of New York, known and designated on the tax map of the New York City Department of Finance being a portion of tax map parcel number: Block 16100, Lot 18 (Former Lot 18 & 20), being a portion of that property conveyed to Grantor by deed dated January 11, 2018 and recorded in the City Register of the City of New York as CRFN # 2018000021063. The property subject to this Environmental Easement (the "Controlled Property") comprises approximately 1.228 +/- acres, and is hereinafter more fully described in the Land Title Survey dated February 2, 2022, last revised April 16, 2024, prepared by Gregory S. Gallas, 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, 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

Environmental Easement Page 1

NOW THEREFORE, in consideration of the mutual covenants contained herein and the terms and conditions of Brownfield Cleanup Agreement Index Number: C241207-04-18, 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:

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;

Environmental Easement Page 2

(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 or Restricted Residential purposes as defined in 6NYCRR 375-1.8(g)(2)(i) and (ii), 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: C241207
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 has caused this instrument to be signed in its name.

79 Arverne Development, LLC

By: [Signature], Manager

Print Name: Uri Kaufman

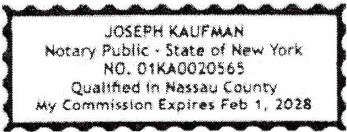
Title: Manager Date: _____

Grantor's Acknowledgment

STATE OF NEW YORK)
COUNTY OF NASSAU) ss:

On the 5th day of May, in the year 20 24, 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]
Notary Public - State of New York



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 13 day of May, in the year 2024 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.

Cheryl A. Salem
Notary Public - State of New York
Cheryl A. Salem
Notary Public State of New York
Registration No. 01SA0002177
Qualified in Albany County
My Commission Expires March 3, 2027

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

Schedule "B" Survey

