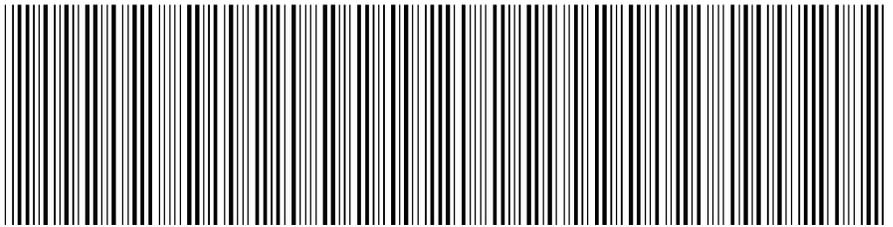


**NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER**

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.



2023090500475001002E4275

RECORDING AND ENDORSEMENT COVER PAGE

PAGE 1 OF 5

Document ID: 2023090500475001 Document Date: 08-21-2023 Preparation Date: 09-07-2023
Document Type: TERMINATION OF AGREEMENT
Document Page Count: 4

PRESENTER: SIVE PAGET & RIESEL, P.C. 560 LEXINGTON AVENUE, 15TH FLOOR NEW YORK, NY 10022 212-421-2150 NDUNCAN@SPRLAW.COM	RETURN TO: SIVE PAGET & RIESEL, P.C. 560 LEXINGTON AVENUE, 15TH FLOOR NEW YORK, NY 10022 212-421-2150 NDUNCAN@SPRLAW.COM
--	--

PROPERTY DATA				
Borough	Block	Lot	Unit	Address
QUEENS	372	107	Entire Lot	N/A 30TH STREET
Property Type: RESIDENTIAL VACANT LAND				
Borough	Block	Lot	Unit	Address
QUEENS	372	121	Entire Lot	N/A 37TH AVENUE
Property Type: RESIDENTIAL VACANT LAND				

CROSS REFERENCE DATA
CRFN: 2021000002374

PARTIES	
PARTY 1: 37-11 30TH STREET HOLDING LLC 38 EAST 29TH STREET, 9TH FLOOR NEW YORK, NY 10016	PARTY 2: THE PEOPLE OF THE STATE OF NEW YORK 625 BROADWAY ALBANY, NY 12233

FEES AND TAXES			
Mortgage :		Filing Fee:	\$ 0.00
Mortgage Amount:	\$ 0.00	NYC Real Property Transfer Tax:	\$ 0.00
Taxable Mortgage Amount:	\$ 0.00	NYS Real Estate Transfer Tax:	\$ 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:	\$ 60.00		
Affidavit Fee:	\$ 0.00		

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

Recorded/Filed 09-08-2023 13:41
City Register File No.(CRFN):
2023000230331

Colette McChia-Jacques
City Register Official Signature

EXTINGUISHMENT AND RELEASE OF ENVIRONMENTAL EASEMENT

This Extinguishment and Release of Environmental Easement is made as of the 2nd day of August 2023, by and between The People of the State of New York, acting through their Commissioner of the Department of Environmental Conservation ("Grantee" or the "Department") with its headquarters located at 625 Broadway, Albany, New York 12233; and Owner, 37-11 30th Street Holdings LLC, having an office at 38 East 29th Street, 9th Floor, New York, NY 10016 (the "Grantor").

RECITALS

1. WHEREAS, Grantor, 37-11 30th Street Holdings LLC, is the owner of real property located at the address of 37-11 30th Street, in the City of New York, County of Queens and State of New York, known and designated on the tax map of the Queens County Clerk's Office as tax map parcel number: Section 4 Block 372, Lots 107 and 121, consolidated into single Lot 107, being the same as that property conveyed to Grantor by deed dated March 28, 2008 and recorded in the City Register of the City of New York as CFRN # 2018000111393.
2. WHEREAS, 37-11 30th Street constitutes the "Controlled Property" for Brownfield Cleanup Program Site No. C241211.
3. WHEREAS, the Department and Grantor entered into an Environmental Easement ("Easement Agreement") over the Controlled Property dated as of December 11, 2020, and recorded January 05, 2021 in CFRN # 2021000002374 in the City Register of the City of New York. The Controlled Property comprises approximately 0.616 +/- acres, and is hereinafter more fully described in Exhibit A.
4. WHEREAS, pursuant to Section 1, 2, 3, 4, and 5 of the Easement Agreement, Grantor granted the Department rights and interests that run with the land in perpetuity in order to provide an effective and enforceable means of encouraging the reuse and redevelopment of the Controlled Property at a level that has been determined to be safe for a specific use while ensuring the performance of maintenance, monitoring or operation requirements; and to ensure the potential restriction of future uses of the land that are inconsistent with the stated purpose.
5. WHEREAS, pursuant to Section 2.A of the Easement Agreement, the Controlled Property may only be used for Restricted Residential, Commercial, and Industrial uses described in 6 NYCRR § 375-1.8(g) and may only be used consistent with controls set out in that Section 2.A of the Easement Agreement.
6. WHEREAS, the Parties do hereby agree that all applicable remediation requirements for Site No. C241211 set forth in the New York State Environmental Conservation Law have been achieved, and that further remediation of the site has resulted in the

Controlled Property now being suitable for Unrestricted use, pursuant to 6 NYCRR § 375-1.8(g).

7. WHEREAS, pursuant to Section 9 of the Easement Agreement, the Department has the unilateral right to extinguish and release the Easement Agreement referenced in Paragraph 3 above.
8. Now therefore, pursuant to Section 9 of the Easement Agreement, the Department agrees to extinguish and release the Easement Agreement.

EXTINGUISHMENT AND RELEASE OF ENVIRONMENTAL EASEMENT

- A. The above recitals are hereby incorporated into this Extinguishment and Release of Environmental Easement.
- B. The Department confirms that the date hereof is the “Extinguishment Date” and the Department accordingly hereby extinguishes and releases the property as described in Exhibit A.
- C. This Extinguishment and Release of Environmental Easement inures to and binds the parties hereto and their respective successors assigns.
- D. This Extinguishment and Release of Environmental Easement shall be governed by and interpreted in accordance with the laws of the State of New York.

Remainder of Page Intentionally Left Blank

THIS ENTINGUISHMENT AND RELEASE OF THE EASEMENT AGREEMENT 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 Guglielmi
Andrew Guglielmi, Director
Division of Environmental Remediation

Grantee's Acknowledgement

STATE OF New York)
COUNTY OF Albany) ss:

On the 21st day of August, in the year 2023 before me, the undersigned, personally appeared Andrew Guglielmi, 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 as Designee of the Commissioner of the State of New York Department of Environmental Conservation, and that by his 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

EXHIBIT A - PROPERTY DESCRIPTION
Environmental Easement Legal Description
37-11 30th Street

ALL that certain plot piece or parcel of land 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 27th Avenue (75 feet wide) with the easterly side of 30th Street (60 feet wide);

RUNNING THENCE easterly along the southerly side of 37th Avenue 134.93 feet to a point;

RUNNING THENCE southerly along a line forming an exterior angle of 33 degrees 27 minutes 52 seconds on the southeast with the southerly side of 37th Avenue, 104.87 feet to a point;

RUNNING THENCE westerly along a line forming an interior angle of 96 degrees 13 minutes 42 seconds on the northwest with the last mentioned course, 30.67 feet to a point;

RUNNING THENCE southerly at right angles to the last mentioned course, 48.63 feet to a point;

RUNNING THENCE westerly at right angles to the last mentioned course 9.70 feet to a point;

RUNNING THENCE southerly at right angles to the last mentioned course, 111.50 feet to a point;

RUNNING THENCE westerly along a line forming an interior angle of 86 degrees 05 minutes 30 seconds on the northwest with the last mentioned course, 79.27 feet to the easterly side of 30th Street;

RUNNING THENCE northerly along the easterly side of 30th Street, 269.72 feet to the corner the point or place of beginning.

The above described parcel has an area of 26,853 square feet or 0.61646 acre.