NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER

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RECORDING AND ENDORSEMENT COVER PAGE **PAGE 1 OF 7**

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PRESENTER:
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SIVE PAGET & RIESEL, P.C.
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PROPERTY DATA

Borough	Block	Lot	Unit	Address
QUEENS	113	35	Partial Lot	27-10 49 AVENUE

Property Type: INDUSTRIAL BUILDING Easement

CROSS REFERENCE DATA

CRFN_____ *or* DocumentID_____ *or* _____ Year_____ Reel____ Page_____ *or* File Number_____

PARTIES

GRANTOR/SELLER:
HUNTERS POINT SG, LLC
C/O: SITEX GROUP LLC, 10 W. FOREST AVENUE
ENGLEWOOD, NJ 07631

GRANTEE/BUYER:
PEOPLE OF NEW YORK BY DEPT. ENVIRONMENTAL CONSERVA
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:	$	67.00
Affidavit Fee:	$	0.00

Filing Fee: $ 100.00

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 06-10-2026 16:43
City Register File No.(CRFN): **2026000161038**

City Register Official Signature

AMENDMENT TO ENVIRONMENTAL EASEMENT

This Amendment to Environmental Easement is made as of this 1st day of June, 2026, by and between The People of the State of New York, acting through their Commissioner of the Department of Environmental Conservation ("NYSDEC" or the "Department") with its headquarters located at 625 Broadway, Albany, New York 12233, and Hunters Point SG, LLC (the "Grantor") with its offices located at c/o Sitex Group LLC, 10 W. Forest Ave., Englewood, NJ 07631.

RECITALS

1. Grantor, Hunters Point SG, LLC, is the owner of real property located at the address of 27-10 49th Avenue, Long Island City, 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 113 Lot 35, being the same as that property conveyed to Grantor by deed dated April 10, 2018 and recorded in the City Register of the City of New York in CRFN: 2018000140492.

2. The property referenced above comprises approximately 0.87 +/- acres.

3. The Department and Grantor entered into that certain Environmental Easement ("Easement Agreement") dated as of June 4, 2025 and recorded in the in the City Register of the City of New York as CRFN: 2025000214037. Capitalized terms used herein without definition have the meanings ascribed to them in the Environmental Easement Agreement.

4. 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. The Easement Agreement dated June 4, 2025 erroneously neglected to exclude the lands underwater from the Schedule "A" easement description.

6. This Amendment to Environmental Easement is filed solely in order to correct a mutual mistake between the Department and Grantor relating to the acreage and survey information in the fourth WHEREAS paragraph and Schedule "A" Easement Description to that Environmental Easement dated June 4, 2025 and recorded in the in the City Register of the City of New York as CRFN: 2025000214037.

7. Pursuant to Section 8 of the Easement Agreement, the Department agrees to amend the Easement Agreement in the manner prescribed by Article 9 of the Real Property Law.

AMENDMENT OF ENVIRONMENTAL EASEMENT

A. The above recitals are hereby incorporated into this Amendment of Environmental Easement.

B. The Department and Grantor hereby agree that the fourth WHEREAS paragraph of the Environmental Easement is hereby amended to read as follows:

WHEREAS, Grantor, is the owner of real property located at the address of 27-10 49th Avenue, Long Island City 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 113 Lot 35, being the same as that property conveyed to Grantor by deed dated April 10, 2018 and recorded in the City Register of the City of New York as CRFN #2018000140492. The property subject to this Environmental Easement (the "Controlled Property") **comprises approximately 0.84 +/- acres**, and is hereinafter more fully described in the Land Title Survey dated October 1, 2020, last revised March 13, 2026, prepared by Timothy O'Connor, of Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C., which will be attached to the Site Management Plan. The Controlled Property description is set forth in and attached hereto as Schedule A; and

C. The Department and Grantor hereby agree that Schedule "A" of the Environmental Easement is hereby amended to read as follows:

BEGINNING AT THE CORNER FORMED BY THE INTERSECTION OF THE SOUTHERLY SIDE OF 49TH AVENUE (80' WIDE R.O.W.), FORMERLY KNOWN AS HUNTERS POINT AVENUE, WITH THE EASTERLY SIDE OF 27TH STREET (60' WIDE R.O.W.), FORMERLY KNOWN AS CREEK STREET AND ASHBURN STREET, AND RUNNING; THENCE

ALONG SAID EASTERLY SIDELINE OF 27TH STREET, SOUTH 14°14'57" WEST A DISTANCE OF 100.00 FEET TO A POINT WHERE THE SAME IS INTERSECTED BY THE DIVISION LINE BETWEEN LANDS HEREIN DESCRIBED AND LOT 1 BLOCK 113, LAND N/F 34-06 73RD LLC AS DESCRIBED IN DOCUMENT 2008100101336001;

THENCE ALONG SAID DIVISION LINE AND PARALLEL WITH THE SOUTHERLY SIDELINE OF SAID 49TH AVENUE, SOUTH 75°45'33" EAST A DISTANCE OF 361.61 FEET TO A POINT; THENCE

NORTH 17°27'51" EAST A DISTANCE OF 29.13 FEET TO A POINT; THENCE

NORTH 19°41'59" EAST A DISTANCE OF 57.29 FEET TO A POINT; THENCE

NORTH 66°05'24" EAST A DISTANCE OF 0.92 FEET TO A POINT; THENCE

NORTH 14°39'39" EAST A DISTANCE OF 13.32 FEET TO A POINT IN THE AFOREMENTIONED SOUTHERLY SIDELINE OF 49TH AVENUE; THENCE

ALONG SAID SOUTHERLY SIDELINE OF 49TH AVENUE, NORTH 75°45'33" WEST A DISTANCE OF 369.51 FEET TO THE POINT OR PLACE OF BEGINNING.

ENCOMPASSING AN AREA OF 36,542 SQUARE FEET OR 0.84 ACRES, MORE OR LESS.

D. All other terms of the June 4, 2025 Environmental Easement shall remain in effect.

E. This Amendment of Environmental Easement inures to and binds the parties hereto and their respective successors and assigns.

F. This Amendment of Environmental Easement shall be governed by and interpreted in accordance with the laws of the State of New York.

IN WITNESS WHEREOF, Grantor has caused this Amendment to Environmental Easement to be signed in its name.

Hunters Point SG, LLC, a Delaware limited liability company:

By: Hunters Point Holdings SG, LLC, a Delaware limited liability company, its sole member

By: _____

Print Name: Brian Milberg

Title: Manager Date: May 14th, 2026

Grantor's Acknowledgment

STATE OF ~~NEW YORK~~ NJ)
) ss:
COUNTY OF Bergen)

On the 14th day of May, in the year 2026 before me, the undersigned, personally appeared Brian Milberg 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~~ NJ

YANA LYSOGORSKY
Commission # 50080596
Notary Public, State of New Jersey
My Commission Expires
April 13, 2028

THIS AMENDMENT OF THE 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, Director
Division of Environmental Remediation

Grantee's Acknowledgment

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

On the 18 day of June, in the year 2026, 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 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.

_____
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

AMENDED SCHEDULE "A" PROPERTY DESCRIPTION

BEGINNING AT THE CORNER FORMED BY THE INTERSECTION OF THE SOUTHERLY SIDE OF 49TH AVENUE (80' WIDE R.O.W.), FORMERLY KNOWN AS HUNTERS POINT AVENUE, WITH THE EASTERLY SIDE OF 27TH STREET (60' WIDE R.O.W.), FORMERLY KNOWN AS CREEK STREET AND ASHBURN STREET, AND RUNNING; THENCE

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