**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.

2026082000890001002EB4E4

**RECORDING AND ENDORSEMENT COVER PAGE** **PAGE 1 OF 13**

**Document ID: 2026082000890001** Document Date: 07-24-2026 Preparation Date: 08-24-2026
Document Type: EASEMENT
Document Page Count: 11

**PRESENTER:**
CHICAGO TITLE INSURANCE COMPANY (CB)
711 THIRD AVE, 8TH FLOOR
CT26-80091NY
NEW YORK, NY 10017
212-880-1453
CTINYRECORDING@CTT.COM

**RETURN TO:**
NYS OFFICE OF GENERAL COUNSEL
625 BROADWAY, 14TH FLOOR
ALBANY, NY 12233-1500

**PROPERTY DATA**

| Borough | Block | Lot | Unit | Address |
|---|---|---|---|---|
| QUEENS | 10151 | 65 | Entire Lot | 163-25 ARCHER AVENUE |

**Property Type:** COMMERCIAL REAL ESTATE Easement

**CROSS REFERENCE DATA**

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

**PARTIES**

**GRANTOR/SELLER:**
ARCHER TOWERS II HOUSING DEVELOPMENT FUND CORP
565 BUSHWICK AVENUE
BROOKLYN, NY 11206

☒ Additional Parties Listed on Continuation Page

**GRANTEE/BUYER:**
NYS DEPARTMENT OF ENVIRONMENTAL CONSERVATION
625 BROADWAY
ALBANY, NY 12233-1500

**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 08-27-2026 12:17
City Register File No.(CRFN): **2026000243244**

*City Register Official Signature*

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

2026082000890001002CB664

**RECORDING AND ENDORSEMENT COVER PAGE (CONTINUATION)** **PAGE 2 OF 13**

**Document ID: 2026082000890001** Document Date: 07-24-2026 Preparation Date: 08-24-2026
Document Type: EASEMENT

**PARTIES**

**GRANTOR/SELLER:**
ARCHER TOWERS II OWNER LLC
100 PARK AVENUE, 36TH FLOOR
NEW YORK, NY 10017

**GRANTOR/SELLER:**
ARCHER TOWERS II LIHTC OWNER LLC
100 PARK AVENUE, 36TH FLOOR
NEW YORK, NY 10017

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

**THIS INDENTURE** made this 24th day of July, 2026, between Owner(s), Archer Towers II Housing Development Fund Corporation (the "Grantor Fee Owner") having an office at 565 Bushwick Ave, Brooklyn, NY, Archer Towers II Owner LLC (the "Grantor Beneficial Owner") and Archer Towers II LIHTC Owner LLC (the "Grantor Leaseholder"), both having an office at 100 Park Avenue, 36th Fl, New York, NY (together with Grantor Fee Owner, 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, is the owner of real property located at the address of 163-25 Archer Avenue 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 10151 Lot 65, being the same as that property conveyed to Grantor by deed dated December 30, 2025 and recorded in the City Register of the City of New York as City Register File No. 2026000011395 and corrected by Correction deed dated May 26, 2026, recorded in the City Register of the City of New York as City Register File No. 2026000167819. The property subject to this Environmental Easement (the "Controlled Property") comprises approximately 0.853 +/- acres, and is hereinafter more fully described in the Land Title Survey dated September 29, 2025, last revised December 23, 2025, prepared by David A. Shaw, 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, is the owner of the beneficial interest in the Controlled Property being the same as a portion of that beneficial interest conveyed to Grantor Beneficial Owner by means of a Declaration of Interest and Nominee Agreement between Grantor Fee Owner and Grantor Beneficial Owner dated as of December 30, 2025 and recorded in City Register of the City of New York on January 12, 2026, as CRFN 2026000011396;

**WHEREAS**, Grantor Leaseholder, is the holder of a 65-year master lease interest in the Controlled Property, as memorialized in a Memorandum of Master Lease dated December 30, 2025, and recorded in the City Register of the City of New York on January 12, 2026, as CRFN# 2026000011397; 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 IndexNumber: C241283-06-24, 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: C241283
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.

Archer Towers II Housing Development Fund Corporation:

By: _____

Print Name: Emily Kurtz

Title: VP | Treasurer Date: 7/6/2026

**Grantor's Acknowledgment**

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

On the 6 day of July, in the year 2026, before me, the undersigned, personally appeared Emily Kurtz, 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

JOHNNY MARTINEZ
Notary Public, State of New York
No. 01MA6077326
Qualified in Queens County
Commission Expires July 8, 2030

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

Archer Towers II Owner LLC:

By: _____

Print Name: Geoffroi Flournoy

Title: Authorized Signatory Date: 7/7/2026

**Grantor's Acknowledgment**

STATE OF NEW YORK )
) ss:
COUNTY OF New York )

On the 7th day of July, in the year 2026, before me, the undersigned, personally appeared Geoffroi Flournoy, 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

BRUXHILDA LUMAJ
STATE OF NEW YORK
NOTARY PUBLIC
Qualified in Bronx County
01LU6438477
MY COMMISSION EXPIRES 08/15/2026

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

Archer Towers II LIHTC Owner LLC:

By: _____

Print Name: Geoffroi Flournoy

Title: Authorized Signatory Date: 7/7/2026

**Grantor's Acknowledgment**

STATE OF NEW YORK )
) ss:
COUNTY OF New York )

On the 7th day of July, in the year 2026, before me, the undersigned, personally appeared Geoffroi Flournoy, 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

BRUXHILDA LUMAJ
STATE OF NEW YORK
NOTARY PUBLIC
Qualified in Bronx County
01LU6438477
MY COMMISSION EXPIRES 08/15/2028

**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, Director
Division of Environmental Remediation

**Grantee's Acknowledgment**

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

On the 24 day of July, 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(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.

_____
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

**Easement Description:**

**ALL THAT CERTAIN** plot, piece or parcel of land, situate, lying and being in the Borough of Queens, County of Queens, City and State of New York, bounded and described as follows;

BEGINNING at a point on the northernly side of Archer Avenue, said point of beginning being distant 193.43 feet easterly from the corner formed by the intersection of the northerly side of Archer Avenue, with the easterly side of Guy R. Brewer Boulevard(New York Boulevard);

RUNNING THENCE easterly along the northerly side of Archer Avenue a distance of 128.01 feet;

THENCE northerly along a line forming an interior angle of 78 degrees 28 minutes 01 seconds with the preceding course a distance of 319.30 feet (per deed); 319.29 feet (per survey);

THENCE westerly along a line forming an interior angle of 91 degrees 21 minutes 00 seconds with the preceding course a distance of 98.13 feet;

THENCE southerly along a line forming an interior angle of 88 degrees 38 minutes 00 seconds with the preceding course a distance of 38.70 feet;

THENCE westerly along a line forming an interior angle of 269 degrees 43 minutes 00 seconds with the preceding course a distance of 24.08 feet;

THENCE southerly along a line forming an interior angle of 91 degrees 01 minutes 30 seconds with the preceding course a distance of 257.20 feet to the northerly side of Archer Avenue at the point or place of BEGINNING.

Acreage: 0.853±

NEW YORK STATE DEPARTMENT ENVIRONMENTAL CONSERVATION
BROWNFIELD CLEANUP PROGRAM
ECL § 27-1401 *et seq.*

---

**Archer Ave Auto Repair and Coal Yard Site**
DEC Site No.: C241283
Located at: 163-25 Archer Avenue
Jamaica, NY 11433

Volunteer: Archer Towers Development LLC, Archer Towers II LIHTC Owner LLC, and Archer Towers II Owner LLC

**AFFIRMATION OF LINDA R. SHAW IN SUPPORT OF MAILING MUNICIPAL NOTICES**

---

I, **LINDA R. SHAW**, an attorney admitted to practice in the State of New York, affirms under penalty of perjury the following:

1. Knauf Shaw LLP are the attorneys of record for the Volunteer for the New York State Brownfield Cleanup Program Site ("BCP") Archer Ave Auto Repair and Coal Yard Site, Site No. C241283.
2. On September 30, 2026, I caused a true copy of a Notice to County with a copy of the recorded Environmental Easement to be mailed to Donovan Richards, Jr., Queens Borough President, 120-55 Queens Blvd, 2nd Floor, Kew Gardens, NY 11424, by depositing a true copy of the same enclosed in a Certified Mail, Return Receipt Requested, postpaid, addressed envelope in an official depository under the exclusive care and custody of the United States Postal Service within the State of New York.
3. On September 30, 2026, I caused a true copy of a Notice to Municipality with a copy of the recorded Environmental Easement to be mailed to Sideya Sherman, Chair, NYC Planning Commission, 120 Broadway, 31st Floor, New York, NY 10271, by depositing a true copy of the same enclosed in a Certified Mail, Return Receipt Requested, postpaid, addressed envelope in an official depository under the exclusive care and custody of the United States Postal Service within the State of New York.

**WHEREFORE**, Linda Shaw respectfully requests that this affirmation is acceptable proof of mailing for the municipal notices required for the Brownfield Cleanup Program Site.

Dated: October 1, 2026



**LINDA R. SHAW**

CERTIFIED MAIL

9589 0710 5270 3391 3888 15

FIRST-CLASS

US POSTAGE PITNEY BOWES

ZIP 14614
02 7H
0001357067

$ 010.98⁰

SEP 30 2026

KNAUF SHAW LLP

2600 Innovation Square
100 South Clinton Avenue
Rochester, New York 14604

Sidcya Sherman, Chair
NYC Planning Commission
120 Broadway, 31st Floor
New York, New York 10271

**SENDER:** *COMPLETE THIS SECTION*

- 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.

1. Article Addressed to:

Sideya Sherman, Chair
NYC Planning Commission
120 Broadway, 31st Floor
New York, New York 10271

9590 9402 9667 5199 7058 28

2. Article Number *(Transfer from service label)*

9589 0710 5270 3391 3888 15

*COMPLETE THIS SECTION ON DELIVERY*

A. Signature

X ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* | C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ [illegible] Mail
- ☐ [illegible] Mail Restricted Delivery
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

500)

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

CERTIFIED MAIL

9589 0710 5270 3391 3888 08

FIRST-CLASS

US POSTAGE IMI PITNEY BOWES

ZIP 14614
02 7H
0001357067

$ 010.98⁰
SEP 30 2026

KNAUF SHAW LLP

2600 Innovation Square
100 South Clinton Avenue
Rochester, New York 14604

Donovan Richards, Jr.
Queens Borough President
120-55 Queens Boulevard, 2nd Floor
Kew Gardens, New York 11424

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT

**SENDER: *COMPLETE THIS SECTION***

- 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.

1. Article Addressed to:

Donovan Richards, Jr.
Queens Borough President
120-55 Queens Boulevard, 2nd Floor
Kew Gardens, New York 11424

9590 9402 9667 5199 7058 11

2. Article Number *(Transfer from service label)*

9589 0710 5270 3391 3888 08

***COMPLETE THIS SECTION ON DELIVERY***

A. Signature

X

☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
Mail
Mail Restricted Delivery
200)
☐ 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

9589 0710 5270 3391 3888 08

**U.S. Postal Service**
**CERTIFIED MAIL® RECEIPT**
*Domestic Mail Only*

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$ 3.55

Extra Services & Fees (check box, add fee as appropriate)
- [X] Return Receipt (hardcopy) $ 9.65
- [ ] Return Receipt (electronic) $
- [ ] Certified Mail Restricted Delivery $
- [ ] Adult Signature Required $
- [ ] Adult Signature Restricted Delivery $

Postage
$ 0.78

Total Postage and Fees
$ 10.98

Sent To
Donovan Richards, Jr.
Queens Borough President
120-55 Queens Boulevard, 2nd Floor
Kew Gardens, New York 11424

Street and Apt. No., or PO Box No.

City, State, ZIP+4®

Postmark Here

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 3391 3888 15

**U.S. Postal Service™**
**CERTIFIED MAIL® RECEIPT**
*Domestic Mail Only*

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$ 3.55

Extra Services & Fees (check box, add fee as appropriate)
- [X] Return Receipt (hardcopy) $ 9.65
- [ ] Return Receipt (electronic) $
- [ ] Certified Mail Restricted Delivery $
- [ ] Adult Signature Required $
- [ ] Adult Signature Restricted Delivery $

Postage
$ 0.78

Total Postage and Fees
$ 10.98

Sent To
Sideya Sherman, Chair
NYC Planning Commission
120 Broadway, 31st Floor
New York, New York 10271

Street and Apt. No., or PO Box No.

City, State, ZIP+4®

Postmark Here

**Notice to County**

Date: September 30, 2026

Donovan Richards, Jr.
Queens Borough President
120-55 Queens Boulevard, 2nd Floor
Kew Gardens, New York 11424

**Re: Environmental Easement**

Dear Mr. Richards:

Attached please find a copy of an environmental easement granted to the New York State Department of Environmental Conservation ("Department") on July 24, 2026, by Archer Towers II Housing Development Fund Corporation, Archer Towers II Owner LLC and Archer Towers II LIHTC Owner LLC for property at 163-25 Archer Avenue, Jamaica, New York 11433, Tax Map No. Queens (4)-1051-65, DEC Site No: C241283.

This Environmental Easement restricts future use of the above-referenced property to restricted residential, commercial and/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 the 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.

Sincerely,

Archer Towers II Housing Development Fund Corporation
Archer Towers II LIHTC Owner LLC
Archer Towers II Owner LLC

**Notice to Municipality**

Date: September 30, 2026

Sideya Sherman, Chair
NYC Planning Commission
120 Broadway, 31st Floor
New York, New York 10271

**Re: Environmental Easement**

Dear Ms. Sherman:

Attached please find a copy of an environmental easement granted to the New York State Department of Environmental Conservation ("Department") on July 24, 2026, by Archer Towers II Housing Development Fund Corporation, Archer Towers II Owner LLC and Archer Towers II LIHTC Owner LLC for property at 163-25 Archer Avenue, Jamaica, New York 11433, Tax Map No. Queens (4)-1051-65, DEC Site No: C241283.

This Environmental Easement restricts future use of the above-referenced property to restricted residential, commercial and/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 the 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.

Sincerely,

Archer Towers II Housing Development Fund Corporation
Archer Towers II LIHTC Owner LLC
Archer Towers II Owner LLC