

Donna G. Silberman, County Clerk
1 South Main St., Ste. 100
New City, NY 10956
(845) 638-5070

Rockland County Clerk Recording Cover Sheet

Received From :

ROYAL ABSTRACT OF NEW YORK LLC
125 PARK AVENUE, STE 1610
NEW YORK, NY 10017

Return To :

ROYAL ABSTRACT OF NEW YORK LLC
125 PARK AVENUE, STE 1610
NEW YORK, NY 10017

Method Returned : ERECORDING

First GRANTOR

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

First GRANTEE

NEWTON ASSOCIATES LLC

Index Type : Land Records

Instr Number : 2022-00002146

Orig Instr #: 2015-00032455

Book : **Page :**

Type of Instrument : Certificate Of Redemption

Type of Transaction : Notice

Recording Fee: \$55.00

Recording Pages : 3

Recorded Information

State of New York

County of Rockland

I hereby certify that the within and foregoing was
recorded in the Clerk's office for Rockland
County, New York

On (Recorded Date) : 01/19/2022

At (Recorded Time) : 8:21:00 AM



Donna G. Silberman
County Clerk



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

**New City Plaza f/k/a Newton Place Shopping Plaza, Site ID No. C344065
44 North Main Street, New City, 10956
Town of Clarkstown, Rockland County, Tax Map Identification Number: 43.15-1-22**

PLEASE TAKE NOTICE, the New York State Department of Environmental Conservation (Department) has issued a Certificate of Completion (Certificate) pursuant to Article 27, Title 14 of the New York State Environmental Conservation Law (ECL) to Newton Associates, LLC for a parcel approximately 1.1387 acres located at 44 North Main Street in the Hamlet of New City, Town of Clarkstown, Rockland County.

PLEASE TAKE NOTICE, the Certificate was 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 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 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.

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 the Department as not inconsistent with the remedy.

PLEASE TAKE NOTICE, since 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 Rockland County as County Recording Identifier of 2015-00032455.

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 the Department's Division of Environmental Remediation, Site Control Section, 625 Broadway, Albany, New York 12233.

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.

**New City Plaza f/k/a Newton Place Shopping Plaza, Site ID No. C344065
44 North Main Street, New City, 10956**

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

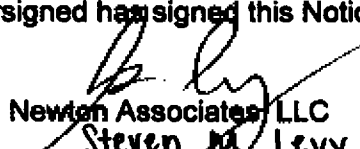
PLEASE TAKE NOTICE, the Certificate may only be transferred to the Certificate holder's successors or assigns upon transfer or sale of the Site as provided by ECL Section 27-1419.5 and 6 NYCRR Part 375-1.9. Failure to comply with the regulatory requirements for transfer **WILL** bar the successors and 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, the Certificate may be revoked if the Environmental Easement as implemented, if applicable, is not protective or enforceable.

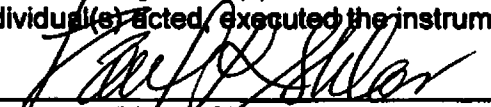
PLEASE TAKE NOTICE, a copy of the Certificate can be reviewed at DEC's Region 3 located at 21 S Putt Corners Road, New Paltz, NY 12561, by contacting the Regional Environmental Remediation Engineer.

WHEREFORE, the undersigned has signed this Notice of Certificate


By: Newton Associates, LLC
Steven M. Levy
Title: Managing Member
Date: Jan. 13, 2022

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

On the 13th day of January, in the year 2022, before me, the undersigned, personally appeared Steven M. Levy, 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 and Office of individual
taking acknowledgment

Please record and return to:
Newton Associates, LLC
C/O Steven M. Levy
551 Fifth Avenue, Suite 200
New York, NY 10176

PAUL R. SKLAR
Notary Public, State of New York
No. 4752724
Qualified in New York County
Commission Expires 11/30/19 2025