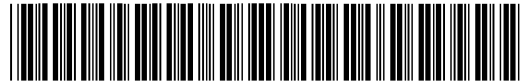


The Office of the Westchester County Clerk: This page is part of the instrument; the County Clerk will rely on the information provided on this page for purposes of indexing this instrument. To the best of submitter's knowledge, the information contained on this Recording and Endorsement Cover Page is consistent with the information contained in the attached document.



652053078DLR0010

Westchester County Recording & Endorsement Page

Submitter Information

Name: CATIC Title Insurance Company Phone: 914-418-9847
Address 1: 660 White Plains Road, Suite 570 Fax: 833-329-2228
Address 2: Email: nyrecordings@CaticTitle.com
City/State/Zip: Tarrytown NY 10591 Reference for Submitter: 9749 DLR

Document Details

Control Number: **652053078** Document Type: **Declaration (DLR)**
Package ID: 2025072400052001002 Document Page Count: **3** Total Page Count: **4**

Parties

☐ Additional Parties on Continuation page

1st PARTY

1: 130 MIDLAND AVE OWNER LLC - Other
2:

2nd PARTY

1: 120 MIDLAND OWNER LLC - Other
2:

Property

☐ Additional Properties on Continuation page

Street Address: 120 MIDLAND AVE Tax Designation: 142.53-1-5.2
City/Town: RYE TOWN Village: PORT CHESTER

Cross- References

☐ Additional Cross-Refs on Continuation page

1: 643263170 2: 3: 4:

Supporting Documents

1: TP-584

Recording Fees

Statutory Recording Fee: \$40.00
Page Fee: \$20.00
Cross-Reference Fee: \$0.50
Mortgage Affidavit Filing Fee: \$0.00
RP-5217 Filing Fee: \$0.00
TP-584 Filing Fee: \$5.00
RPL 291 Notice Fee: \$0.00
Local Tax Receipt Filing Fee: \$0.00
Total Recording Fees Paid: **\$65.50**

Transfer Taxes

Consideration: \$0.00
Transfer Tax: \$0.00
Mansion Tax: \$0.00
Transfer Tax Number: 436

Mortgage Taxes

Document Date:
Mortgage Amount:

Basic: \$0.00
Westchester: \$0.00
Additional: \$0.00
MTA: \$0.00
Special: \$0.00
Yonkers: \$0.00
Total Mortgage Tax: **\$0.00**

Dwelling Type: Exempt: ☐
Serial #:

RECORDED IN THE OFFICE OF THE WESTCHESTER COUNTY CLERK



Recorded: 08/08/2025 at 03:21 PM

Control Number: **652053078**

Witness my hand and official seal

Timothy C. Idoni
Westchester County Clerk

Record and Return To

☐ Pick-up at County Clerk's office

CATIC TITLE INSURANCE CO.
660 White Plains Road
Suite 570
TARRYTOWN, NY 10591
Attn: Robert E Bouchard-Hall

Record and Return:

Mintzer Mauch PLLC
290 Madison Ave., 4th Floor
New York, New York 10017

NOTICE OF TRANSFER OF CERTIFICATE OF COMPLETION

Brownfield Cleanup Program

Pursuant to 6 NYCRR Part 375-1.9(f)

130 Midland Avenue, C360195

130 Midland Avenue, Port Chester, Westchester County, New York

PLEASE TAKE NOTICE, that pursuant to Article 27, title 14 of the Environmental Conservation Law and 6 NYCRR 375-1.9(f), *130 Midland Ave Owner LLC* hereby partially transfer(s) the Certificate of Completion (COC) issued by the Department of Environmental Conservation on December 29, 2023, for the site described below. Such COC was issued upon satisfaction of the Commissioner, following review by the Department of the final engineering report and data submitted pursuant to the Brownfield Cleanup Agreement, as well as any other relevant information regarding the Site, that the remediation requirements set forth in ECL Article 27, title 14 had been or would be achieved in accordance with the time frame, if any, established in the remedial work plan.

PLEASE TAKE NOTICE, that 130 Midland Avenue is located at 130 Midland Avenue, Port Chester, Westchester County, New York. The Site is bearing DEC site number: **C360195** and is more fully described on Schedule A attached hereto. The Tax Map Identification Number(s) for the Site is/are: 142.53-1-5.1 and 142.53-1-5.2:

PLEASE TAKE NOTICE, that a Notice of Certificate of Completion for the Site was filed in the Westchester County Clerk's Office on January 19, 2024, as Instrument Number 640083626.

PLEASE TAKE NOTICE, that on December 3, 2024, 130 Midland Ave Owner LLC conveyed title to the Site to 120 Midland Owner LLC by Deed recorded in Westchester County Clerk's Office on January 6, 2025, as Instrument Number 643263170.

PLEASE TAKE NOTICE, *130 Midland Ave Owner LLC* hereby transfers the Certificate to the following new property owner(s) as provided for pursuant to Article 27, title 14 of the Environmental Conservation Law and 6 NYCRR 375-1.9(f) to the extent the Certificate relates to or is appurtenant to the property known as 120 Midland Avenue, Port Chester, New York, S/B/L: 142.53-1-5.2:

120 Midland Owner LLC, 168B Irving Ave., Suite 303c, Port Chester, NY 10573

Representative: Kevin Leahey, 168B Irving Ave., Suite 303c, Port Chester, NY 10573

PLEASE TAKE FURTHER NOTICE, that if there is an environmental easement for this site, that 120 Midland Owner LLC recognize(s) and agree(s) to implement the Department-approved Site Management Plan, and any amendments thereto, and to fully comply with all restrictions and affirmative obligations contained therein as well as in the Environmental Easement for the Site.

WHEREFORE, the undersigned have signed this Notice of Transfer of Certificate of Completion as of this 23 day of June 2025.

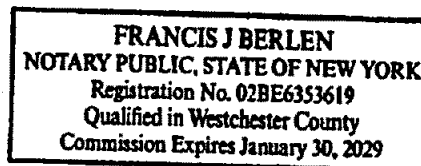
120 Midland Ave Owner LLC Certificate holder(s)

[Signature] Stephen Palmese
By authorized signator
Stephen Palmese

STATE OF NEW YORK)
COUNTY OF Westchester) ss:

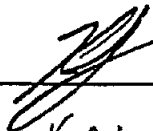
On the 23 day of June, in the year 2025 before me, the undersigned, personally appeared Stephen Palmese, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name is (are) subscribed to the within instrument and acknowledged to me that he/she/they 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



120 Midland owner LLC

(New Property Owner(s))

 Kevin Leahy
Kevin Leahy

By authorized signator

STATE OF NEW YORK)

COUNTY OF Westchester) ss:

On the 23 day of June, in the year 2025, before me, the undersigned, personally appeared Kevin Leahy, 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

FRANCIS J BERLEN
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 02BE6353619
Qualified in Westchester County
Commission Expires January 30, 2029