



Department of
Environmental
Conservation

BROWNFIELD CLEANUP PROGRAM (BCP) APPLICATION TO AMEND BROWNFIELD CLEANUP AGREEMENT AND AMENDMENT

PART I. BROWNFIELD CLEANUP AGREEMENT AMENDMENT APPLICATION

1. Check the appropriate box(es) below based on the nature of the amendment modification requested:

☒ Amendment to modify the existing BCA: [check one or more boxes below]

- ☐ Add applicant(s)
- ☐ Substitute applicant(s)
- ☐ Remove applicant(s)
- ☒ Change in Name of applicant(s)

☒ Amendment to reflect a transfer of title to all or part of the brownfield site

1a. A copy of the recorded deed must be provided. Is this attached? ☒ Yes ☐ No

1b. ☒ Change in ownership ☐ Additional owner (such as a beneficial owner)

If yes, pursuant to 6 NYCRR Part 375-1.11(d), a Change of Use form should have been previously submitted. If not, please submit this form with this Amendment. See <http://www.dec.ny.gov/chemical/76250.html>

☐ Amendment to modify description of the property(ies) listed in the existing Brownfield Cleanup Agreement [Complete Sections I and V below and Part II]

☐ Amendment to Expand or Reduce property boundaries of the property(ies) listed in the existing Brownfield Cleanup Agreement [Complete Section I and V below and Part II]

☐ **Sites in Bronx, Kings, New York, Queens, or Richmond counties ONLY:** Amendment to request determination that the site is eligible for the tangible property credit component of the brownfield redevelopment tax credit. Please answer questions on the supplement at the end of the form.

☐ Other (explain in detail below)

2. Required: Please provide a brief narrative on the nature of the amendment:

The name of the original applicant, Great Point Opportunity Fund (B) QOZB, LLC has changed to Great Point Studio Management (B) QOZB, LLC. Also, the site has been transferred from Jersey Niagara Corp. to Great Point Studio Management (B) QOZB, LLC.

The survey provided by the applicant notes site acreage of 3.64 acres. The correct acreage is 3.67 acres.

Please refer to the attached instructions for guidance on filling out this application

Submission of a full BCP application will be required should this application be determined to be a major amendment. If the amendment involves more than an insignificant change in acreage, applicants are encouraged to consult with the DEC project team prior to submitting this application.

Section I. Current Agreement Information

BCP SITE NAME: 1155 Niagara Street

BCP SITE NUMBER: C915367

NAME OF CURRENT APPLICANT(S): Great Point Opportunity Fund (B) QOZB, LLC

INDEX NUMBER OF AGREEMENT: C915367-03-21 DATE OF ORIGINAL AGREEMENT: 04/27/21

Section II. New Requestor Information (complete only if adding new requestor or name change)

NAME Great Point Studio Management (B) QOZB, LLC

ADDRESS One Larkin Plaza

CITY/TOWN Yonkers

ZIP CODE 10701

PHONE

FAX

E-MAIL lawrence.quinn52@gmail.com

1. Is the requestor authorized to conduct business in New York State (NYS)? ☒ Yes ☐ No

- If the requestor is a Corporation, LLC, LLP or other entity requiring authorization from the NYS Department of State to conduct business in NYS, the requestor's name must appear, exactly as given above, in the NYS Department of State's (DOS) Corporation & Business Entity Database. A print-out of entity information from the DOS database must be submitted to DEC with the application, to document that the applicant is authorized to do business in NYS.

NAME OF NEW REQUESTOR'S REPRESENTATIVE Larry Quinn

ADDRESS 219 Lexington Avenue

CITY/TOWN Buffalo

ZIP CODE 14222

PHONE

FAX

E-MAIL lawrence.quinn52@gmail.com

NAME OF NEW REQUESTOR'S CONSULTANT (if applicable) Nate Munley

ADDRESS 2558 Hamburg Turnpike, Suite 300

CITY/TOWN Buffalo

ZIP CODE 14218

PHONE (716) 289-1072

FAX

E-MAIL nmunley@bm-tk.com

NAME OF NEW REQUESTOR'S ATTORNEY (if applicable) Marc A. Romanowski

ADDRESS 1600 Liberty Building

CITY/TOWN Buffalo

ZIP CODE 14202

PHONE (716) 854-3400

FAX

E-MAIL Romanowski@ruppbase.com

2. Requestor must submit proof that the party signing this Application and Amendment has the authority to bind the Requestor. This would be documentation from corporate organizational papers, which are updated, showing the authority to bind the corporation, or a Corporate Resolution showing the same, or an Operating Agreement or Resolution for an LLC. Is this proof attached? ☒ Yes ☐ No

3. Describe Requestor's Relationship to Existing Applicant:

Great Point Studio Management (B) QOZB, LLC is the new name for the existing applicant Great Point Opportunity Fund (B) QOZB, LLC.

OWNER'S NAME (if different from requestor) Great Point Studio Management (B) QOZB, LLC		
ADDRESS One Larkin Plaza		
CITY/TOWN Yonkers		ZIP CODE 10701
PHONE	FAX	E-MAIL
OPERATOR'S NAME (if different from requestor or owner)		
ADDRESS		
CITY/TOWN		ZIP CODE
PHONE	FAX	E-MAIL

Section IV. Eligibility Information for New Requestor (Please refer to ECL § 27-1407 for more detail)

If answering "yes" to any of the following questions, please provide an explanation as an attachment.

- Are any enforcement actions pending against the requestor regarding this site? ☐ Yes ☒ No
- Is the requestor presently subject to an existing order for the investigation, removal or remediation relating to contamination at the site? ☐ Yes ☒ No
- Is the requestor subject to an outstanding claim by the Spill Fund for this site? ☐ Yes ☒ No
Any questions regarding whether a party is subject to a spill claim should be discussed with the Spill Fund Administrator.
- Has the requestor been determined in an administrative, civil or criminal proceeding to be in violation of i) any provision of the subject law; ii) any order or determination; iii) any regulation implementing ECL Article 27 Title 14; or iv) any similar statute, regulation of the state or federal government? If so, provide an explanation on a separate attachment. ☐ Yes ☒ No
- Has the requestor previously been denied entry to the BCP? If so, include information relative to the application, such as name, address, Department assigned site number, the reason for denial, and other relevant information. ☐ Yes ☒ No
- Has the requestor been found in a civil proceeding to have committed a negligent or intentionally tortious act involving the handling, storing, treating, disposing or transporting of contaminants? ☐ Yes ☒ No
- Has the requestor been convicted of a criminal offense i) involving the handling, storing, treating, disposing or transporting of contaminants; or ii) that involves a violent felony, fraud, bribery, perjury, theft, or offense against public administration (as that term is used in Article 195 of the Penal Law) under federal law or the laws of any state? ☐ Yes ☒ No
- Has the requestor knowingly falsified statements or concealed material facts in any matter within the jurisdiction of the Department, or submitted a false statement or made use of or made a false statement in connection with any document or application submitted to the Department? ☐ Yes ☒ No
- Is the requestor an individual or entity of the type set forth in ECL 27-1407.9(f) that committed an act or failed to act, and such act or failure to act could be the basis for denial of a BCP application? ☐ Yes ☒ No
- Was the requestor's participation in any remedial program under DEC's oversight terminated by DEC or by a court for failure to substantially comply with an agreement or order? ☐ Yes ☒ No
- Are there any unregistered bulk storage tanks on-site which require registration? ☐ Yes ☒ No

THE NEW REQUESTOR MUST CERTIFY THAT IT IS EITHER A PARTICIPANT OR VOLUNTEER IN ACCORDANCE WITH ECL §27-1405 (1) BY CHECKING ONE OF THE BOXES BELOW:

☐ PARTICIPANT

A requestor who either 1) was the owner of the site at the time of the disposal of contamination or 2) is otherwise a person responsible for the contamination, unless the liability arises solely as a result of ownership, operation of, or involvement with the site subsequent to the disposal of contamination.

☒ VOLUNTEER

A requestor other than a participant, including a requestor whose liability arises solely as a result of ownership, operation of or involvement with the site subsequent to the disposal of hazardous waste or discharge of petroleum.

NOTE: By checking this box, a requestor whose liability arises solely as a result of ownership, operation of or involvement with the site certifies that he/she has exercised appropriate care with respect to the hazardous waste found at the facility by taking reasonable steps to: i) stop any continuing discharge; ii) prevent any threatened future release; iii) prevent or limit human, environmental, or natural resource exposure to any previously released hazardous waste.

If a requestor whose liability arises solely as a result of ownership, operation of or involvement with the site, submit a statement describing why you should be considered a volunteer – be specific as to the appropriate care taken.

12. Requestor's Relationship to Property (check one):

☐ Prior Owner ☒ Current Owner ☐ Potential /Future Purchaser ☐ Other _____

13. If requestor is not the current site owner, **proof of site access sufficient to complete the remediation must be submitted.** Proof must show that the requestor will have access to the property before signing the BCA and throughout the BCP project, including the ability to place an easement on the site Is this proof attached? ☐ Yes ☐ No

Note: a purchase contract does not suffice as proof of access.

Section V. Property description and description of changes/additions/reductions (if applicable)

1. Property information on current agreement:

ADDRESS

CITY/TOWN

ZIP CODE

TAX BLOCK AND LOT (SBL)

TOTAL ACREAGE OF CURRENT SITE: _____

Parcel Address

Section No. Block No. Lot No. Acreage

2. Check appropriate boxes below:

- ☐ Addition of property (may require additional citizen participation depending on the nature of the expansion – see attached instructions)

2a. PARCELS ADDED:

Acreage
Added by
Parcel

Parcel Address

Section No. Block No. Lot No.

Total acreage to be added: _____

- ☐ Reduction of property

2b. PARCELS REMOVED:

Acreage
Removed
by Parcel

Parcel Address

Section No. Block No. Lot No.

- ☐ Change to SBL (e.g. merge, subdivision, address change)

Total acreage to be removed: _____

2c. NEW SBL INFORMATION:

Parcel Address

Section No. Block No. Lot No. Acreage

If requesting to modify a metes and bounds description or requesting changes to the boundaries of a site, please attach a revised metes and bounds description, survey, or acceptable site map to this application.

3. TOTAL REVISED SITE ACREAGE: _____

Supplement to the Application To Amend Brownfield Cleanup Agreement And Amendment - Questions for Sites Seeking Tangible Property Credits in New York City ONLY.

Property is in Bronx, Kings, New York, Queens, or Richmond counties.	<input type="checkbox"/> Yes <input type="checkbox"/> No
Requestor seeks a determination that the site is eligible for the tangible property credit component of the brownfield redevelopment tax credit.	<input type="checkbox"/> Yes <input type="checkbox"/> No
Please answer questions below and provide documentation necessary to support answers.	
1. Is at least 50% of the site area located within an environmental zone pursuant to Tax Law 21(6)? Please see <u>DEC's website</u> for more information.	<input type="checkbox"/> Yes <input type="checkbox"/> No
2. Is the property upside down as defined below?	<input type="checkbox"/> Yes <input type="checkbox"/> No
<p>From ECL 27-1405(31):</p> <p>"Upside down" shall mean a property where the projected and incurred cost of the investigation and remediation which is protective for the anticipated use of the property equals or exceeds seventy-five percent of its independent appraised value, as of the date of submission of the application for participation in the brownfield cleanup program, developed under the hypothetical condition that the property is not contaminated.</p>	
3. Is the project an affordable housing project as defined below?	<input type="checkbox"/> Yes <input type="checkbox"/> No
<p>From 6 NYCRR 375- 3.2(a) as of August 12, 2016:</p> <p>(a) "Affordable housing project" means, for purposes of this part, title fourteen of article twenty seven of the environmental conservation law and section twenty-one of the tax law only, a project that is developed for residential use or mixed residential use that must include affordable residential rental units and/or affordable home ownership units.</p> <p>(1) Affordable residential rental projects under this subdivision must be subject to a federal, state, or local government housing agency's affordable housing program, or a local government's regulatory agreement or legally binding restriction, which defines (i) a percentage of the residential rental units in the affordable housing project to be dedicated to (ii) tenants at a defined maximum percentage of the area median income based on the occupants' households annual gross income.</p> <p>(2) Affordable home ownership projects under this subdivision must be subject to a federal, state, or local government housing agency's affordable housing program, or a local government's regulatory agreement or legally binding restriction, which sets affordable units aside for home owners at a defined maximum percentage of the area median income.</p> <p>(3) "Area median income" means, for purposes of this subdivision, the area median income for the primary metropolitan statistical area, or for the county if located outside a metropolitan statistical area, as determined by the United States department of housing and urban development, or its successor, for a family of four, as adjusted for family size.</p>	

PART II. BROWNFIELD CLEANUP PROGRAM AMENDMENT

Existing Agreement Information	
BCP SITE NAME: 1155 Niagara Street	BCP SITE NUMBER: C915367
NAME OF CURRENT APPLICANT(S): Great Point Opportunity Fund (B) QOZB, LLC	
INDEX NUMBER OF AGREEMENT: C915637-03-21	
EFFECTIVE DATE OF ORIGINAL AGREEMENT: 04/27/21	

Declaration of Amendment:

By the Requestor(s) and/or Applicant(s) signatures below, and subsequent signature by the Department, the above application to amend the Brownfield Cleanup Agreement described above is hereby approved. This Amendment is made in accordance with and subject to all of the BCA and all applicable guidance, regulations and state laws applicable thereto. All other substantive and procedural terms of the Agreement will remain unchanged and in full force and effect regarding the parties to the Agreement.

Nothing contained herein constitutes a waiver by the Department or the State of New York of any rights held in accordance with the Agreement or any applicable state and/or federal law or a release for any party from any obligations held under the Agreement or those same laws.

Statement of Certification and Signatures: New Requestor(s) (if applicable)

(Individual)

I hereby affirm that information provided on this form and its attachments is true and complete to the best of my knowledge and belief. I am aware that any false statement made herein is punishable as a Class A misdemeanor pursuant to section 210.45 of the Penal Law. My signature below constitutes the requisite approval for the amendment to the BCA Application, which will be effective upon signature by the Department.

Date: _____ Signature: _____

Print Name: _____

(Entity)

I hereby affirm that I am (title _____) of (entity _____); that I am authorized by that entity to make this application; that this application was prepared by me or under my supervision and direction; and that information provided on this form and its attachments is true and complete to the best of my knowledge and belief. I am aware that any false statement made herein is punishable as a Class A misdemeanor pursuant to Section 210.45 of the Penal Law.

_____ signature below constitutes the requisite approval for the amendment to the BCA Application, which will be effective upon signature by the Department.

Date: _____ Signature: _____

Print Name: _____

Statement of Certification and Signatures: Existing Applicant(s) (an authorized representative of each applicant must sign)

(Individual)

I hereby affirm that I am a party to the Brownfield Cleanup Agreement and/or Application referenced in Section I above and that I am aware of this Application for an Amendment to that Agreement and/or Application. My signature below constitutes the requisite approval for the amendment to the BCA Application, which will be effective upon signature by the Department.

Date: _____ Signature: _____

Print Name: _____

(Entity)

I hereby affirm that I am Member (title) of Great Point Studio Management (B) QOZB, LLC (entity) which is a party to the Brownfield Cleanup Agreement and/or Application referenced in Section I above and that I am aware of this Application for an Amendment to that Agreement and/or Application. Lawrence Quinn signature below constitutes the requisite approval for the amendment to the BCA Application, which will be effective upon signature by the Department.

Date: 1/30/23 Signature: [Signature]

Print Name: LAWRENCE QUINN

REMAINDER OF THIS AMENDMENT WILL BE COMPLETED SOLELY BY THE DEPARTMENT

Please see the following page for submittal instructions.

NOTE: Applications submitted in fillable format will be rejected.

Status of Agreement:

☐

PARTICIPANT

A requestor who either 1) was the owner of the site at the time of the disposal of contamination or 2) is otherwise a person responsible for the contamination, unless the liability arises solely as a result of ownership, operation of, or involvement with the site subsequent to the disposal of contamination.

☒

VOLUNTEER

A requestor other than a participant, including a requestor whose liability arises solely as a result of ownership, operation of or involvement with the site subsequent to the contamination.

Effective Date of the Original Agreement:

Signature by the Department:

DATED: 2/3/23

NEW YORK STATE DEPARTMENT OF
ENVIRONMENTAL CONSERVATION

By: Janet E. Brown for

Andrew O. Guglielmi, Director
Division of Environmental Remediation

SUBMITTAL REQUIREMENTS:

- **Two (2)** copies, one hard copy with original signatures and one electronic copy in final, non-fillable Portable Document Format (PDF) must be sent to:

Chief, Site Control Section
New York State Department of Environmental Conservation
Division of Environmental Remediation
625 Broadway
Albany, NY 12233-7020

- **NOTE: Applications submitted in fillable format will be rejected.**

FOR DEPARTMENT USE ONLY

BCP SITE T&A CODE: _____ **LEAD OFFICE:** _____

PROJECT MANAGER: _____

BROWNFIELD CLEANUP PROGRAM (BCP) INSTRUCTIONS FOR COMPLETING A BCP AMENDMENT APPLICATION

This form must be used to add a party, modify a property description, or reduce/expand property boundaries for an existing BCP Agreement. **NOTE:** DEC requires a standard application to request major changes to the description of the property set forth in the BCA (e.g., adding a significant amount of new property, or adding property that could affect an eligibility determination due to contamination levels or intended land use). The application must be submitted to DEC in the same manner as the original application to participate.

COVER PAGE

Please select all options that apply. Provide a brief narrative of the nature of the amendment requested. At the bottom of the page, please enter the site code. This field will auto-populate in the bottom left corner of the subsequent pages.

SECTION I CURRENT AGREEMENT INFORMATION

Provide the site name, site code and current requestor exactly as it appears on the existing agreement. Provide the agreement index number and the date of the initial BCA, regardless of any executed amendments.

SECTION II NEW REQUESTOR INFORMATION

Requestor Name

Provide the name of the person(s)/entity requesting participation in the BCP. (If more than one, attach additional sheets with requested information. If an LLC, the members/owners' names need to be provided on a separate attachment). The requestor is the person or entity seeking DEC review and approval of the remedial program.

If the requestor is a Corporation, LLC, LLP or other entity requiring authorization from the NYS Department of State to conduct business in NYS, the requestor's name must appear, exactly as given above, in the NYS Department of State's Corporation & Business Entity Database. A print-out of entity information from the database must be submitted to DEC with the application, to document that the applicant is authorized to do business in NYS.

Requestor Address, etc.

Provide the requestor's mailing address, telephone number, fax number and e-mail address. Representative Name, Address, etc.

Provide information for the requestor's authorized representative. This is the person to whom all correspondence, notices, etc will be sent, and who will be listed as the contact person in the BCA. Invoices will be sent to the representative unless another contact name and address is provided with the application.

Consultant Name, Address, etc.

Provide information for the requestor's consultant. Attorney Name, Address, etc.
Provide information for the requestor's attorney.

Please provide proof that the party signing this Application and Amendment has the authority to bind the requestor. This would be documentation from corporate organizational papers, which are updated, showing

the authority to bind the corporation, or a Corporate Resolution showing the same, or an Operating Agreement or Resolution for an LLC.

SECTION III CURRENT PROPERTY OWNER/OPERATOR INFORMATION

Only include if a transfer of title has taken place resulting in a change in ownership and/or operation of the site. Provide the relationship of the owner to the site by selecting one of the check-box options.

Owner Name, Address, etc.

Provide information for the new owner of the property. List all new parties holding an interest in the property. Attach separate pages as needed.

Operator Name, Address, etc.

Provide information for the new operator, if applicable.

SECTION IV NEW REQUESTOR ELIGIBILITY INFORMATION

As a separate attachment, provide complete and detailed information in response to any eligibility questions answered in the affirmative. It is permissible to reference specific sections of existing property reports; however, it is requested that such information be summarized. For properties with multiple addresses or tax parcels, please include this information for each address or tax parcel.

If a requestor whose liability arises solely as a result of ownership, operation of or involvement with the site, submit a statement describing why you should be considered a volunteer – be specific as to the appropriate care taken.

If the requestor is not the current site owner, proof of site access sufficient to complete the remediation must be submitted. Proof must show that the requestor will have access to the property before signing the BCA and throughout the BCP project, including the ability to place an easement on the site. A purchase contract does not suffice as proof of access.

SECTION V PROPERTY DESCRIPTION AND DESCRIPTION OF CHANGES / ADDITIONS / REDUCTIONS (IF APPLICABLE)

NOTE: DEC requires a standard application to request major changes to the description of the property set forth in the BCA (e.g., adding a significant amount of new property, or adding property that could affect an eligibility determination due to contamination levels or intended land use). The application must be submitted to DEC in the same manner as the original application to participate.

1. Property Information on Existing Agreement

Provide the site address and tax parcel information exactly as it appears on the current agreement (or as it has been modified in previous amendments).

2a. Addition of Property

Provide the tax parcel information and acreage for each parcel to be added. Provide the total acreage to be added below the far-right column.

2b. Reduction of Property

Provide the tax parcel information and acreage for each parcel to be removed. Provide the total acreage to be removed below the far-right column.

2c. Change to SBL or metes and bounds description

Provide the new tax parcel information and attach a metes and bounds description.

All requested changes to this section should be accompanied by a revised survey or other acceptable map depicting the proposed new site boundary. Additionally, provide a county tax map with the site boundary outlined, as well as a USGS 7.5-minute quadrangle map with the site location clearly identified.

SUPPLEMENT TO THE APPLICATION TO AMEND BROWNFIELD CLEANUP AGREEMENT AND AMENDMENT – QUESTIONS FOR SITES SEEKING TANGIBLE PROPERTY CREDITS IN NEW YORK CITY ONLY

This page should only be completed if:

- a. The site is located in the five boroughs comprising New York City

AND

- b. The site does not currently have an eligibility determination for tangible property credits.

PART II

The information in the top section of page 7 should auto-populate with the information provided on page 2. If a new requestor is applying to enter the program, provide the required information and signature at the bottom of page 7 and the required information and signature on page 8.

If no new requestor is applying to the program but any other change has been made, provide the required information and signature on page 8.

Department of State

Division of Corporations

Entity Information

Return to Results

Return to Search

Entity Details



ENTITY NAME: GREAT POINT STUDIO MANAGEMENT (B) QOZB, LLC

FOREIGN LEGAL NAME: GREAT POINT STUDIO MANAGEMENT (B) QOZB, LLC

ENTITY TYPE: FOREIGN LIMITED LIABILITY COMPANY

SECTIONOF LAW: LIMITED LIABILITY COMPANY - 802 LIMITED LIABILITY COMPANY LAW - LIMITED LIABILITY COMPANY LAW

DATE OF INITIAL DOS FILING: 01/26/2022

EFFECTIVE DATE INITIAL FILING: 01/26/2022

FOREIGN FORMATION DATE: 12/02/2019

COUNTY: WESTCHESTER

JURISDICTION: DELAWARE, UNITED STATES

DOS ID: 6387294

FICTITIOUS NAME:

DURATION DATE/LATEST DATE OF DISSOLUTION:

ENTITY STATUS: ACTIVE

REASON FOR STATUS:

INACTIVE DATE:

STATEMENT STATUS: CURRENT

NEXT STATEMENT DUE DATE: 01/31/2024

NFP CATEGORY:

- ENTITY DISPLAY
- NAME HISTORY
- FILING HISTORY
- MERGER HISTORY
- ASSUMED NAME HISTORY

Service of Process on the Secretary of State as Agent

The Post Office address to which the Secretary of State shall mail a copy of any process against the corporation served upon the Secretary of State by personal delivery:

Name: CAPITOL SERVICES, INC.

Address: 1218 CENTRAL AVE., STE 100, ALBANY, NY, UNITED STATES, 12205

Electronic Service of Process on the Secretary of State as agent: Not Permitted

Chief Executive Officer's Name and Address

Name:

Address:

Principal Executive Office Address

Address:

Registered Agent Name and Address

Name:

Address:

Entity Primary Location Name and Address

Name:

Address:

Farmcorpflag

Is The Entity A Farm Corporation: NO

Stock Information

Share Value	Number Of Shares	Value Per Share

Delaware

The First State

Page 1

I, JEFFREY W. BULLOCK, SECRETARY OF STATE OF THE STATE OF DELAWARE, DO HEREBY CERTIFY THE ATTACHED IS A TRUE AND CORRECT COPY OF THE CERTIFICATE OF AMENDMENT OF "GREAT POINT OPPORTUNITY FUND (B) QOZB, LLC", CHANGING ITS NAME FROM "GREAT POINT OPPORTUNITY FUND (B) QOZB, LLC" TO "GREAT POINT STUDIO MANAGEMENT (B) QOZB, LLC", FILED IN THIS OFFICE ON THE SECOND DAY OF SEPTEMBER, A.D. 2021, AT 4:02 O`CLOCK P.M.



Jeffrey W. Bullock, Secretary of State

7731082 8100
SR# 20213156358

You may verify this certificate online at corp.delaware.gov/authver.shtml

Authentication: 204080254
Date: 09-03-21

**CERTIFICATE OF AMENDMENT
TO
CERTIFICATE OF FORMATION
OF
GREAT POINT OPPORTUNITY FUND (B) QOZB, LLC**


This Certificate of Amendment to Certificate of Formation of Great Point Opportunity Fund (B) QOZB, LLC (the "Company"), dated September 2, 2021 (this "Certificate of Amendment"), is being duly executed and filed pursuant to the provisions of 6 Del. C. § 18-202 by the undersigned, as an authorized person of the Company, to amend the Certificate of Formation of the Company which was filed on December 2, 2019, with the Office of the Secretary of State of the State of Delaware (the "Certificate of Formation").

1. The name of the Company is Great Point Opportunity Fund (B) QOZB, LLC.
2. Article FIRST of the Certificate of Formation is hereby amended as follows:

The name of the Company is Great Point Studio Management (B) QOZB, LLC.

3. This Certificate of Amendment shall be effective upon filing.

IN WITNESS WHEREOF, the undersigned, being an authorized person of the Company, has duly executed this Certificate of Amendment as of the date first above written.



Name: Christopher Moneypenny
Authorized Person

STATE OF NEW YORK

DEPARTMENT OF STATE

Certificate of Status

I, ROBERT J. RODRIGUEZ, Secretary of State of the State of New York and custodian of the records required by law to be filed in my office, do hereby certify that upon a diligent examination of the records of the Department of State, as of the date and time of this certificate, the following entity information is reflected:

Entity Name: GREAT POINT STUDIO MANAGEMENT (B) QOZB, LLC
DOS ID Number: 6387294
Entity Type: FOREIGN LIMITED LIABILITY COMPANY
Entity Status: AUTHORIZED
Date of Initial Filing with DOS: 01/26/2022

Statement Status: CURRENT
Statement Due Date: 01/31/2024

No information is available from this office regarding the financial condition, business activity or practices of this entity.



WITNESS my hand and official seal of the Department of State,
at the City of Albany, on July 20, 2022 at 08:30 A.M.

ROBERT J. RODRIGUEZ, Secretary of State

By Brendan C. Hughes
Executive Deputy Secretary of State

Authentication Number: 100001895679 To Verify the authenticity of this document you may access the
Division of Corporation's Document Authentication Website at <http://ecorp.dos.ny.gov>

1155 NIAGARA STREET, BUFFALO, NY 14213

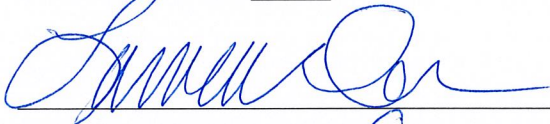
GREAT POINT STUDIO MANAGEMENT (B) QOZB, LLC

UNANIMOUS WRITTEN CONSENT OF THE BOARD OF DIRECTORS


The undersigned, being the Member of Great Point Studio Management (B) QOZB, LLC, a Delaware corporation (the "Corporation"), hereby consent to the adoption of the following resolutions without a meeting:

RESOLVED, that LAURENCE GUINN member of the Corporation is hereby authorized, empowered and directed to take all such action on behalf of the Corporation as they may deem necessary, appropriate or advisable to enter and participate in the New York State Brownfield Cleanup Program with respect to the property located at 1155 Niagara Street, Buffalo, New York 14213.

Dated: December 1, 2022


LAURENCE GUINN
member

Sworn to before me this
1st day of December, 2022.


Notary Public

JACK A. BARGNESI
Notary Public, State of New York
Registration No. 02BA6417401
Qualified in Erie County
Commission expires May 10, 2025

ERIE COUNTY CLERK'S OFFICE



County Clerk's Recording Page

Return to:
BOX 108

Party 1:
RICH HOLDINGS INC

Party 2:
GREAT POINT STUDIO MANAGEMENT (B)
QOZB LLC

Book Type: D Book: 11407 Page: 8791

Page Count: 6
Doc Type: DEED
Rec Date: 09/19/2022
Rec Time: 04:42:34 PM
Control #: 2022178081
UserID: Sharon
Trans #: 22145467
Document Sequence Number
TT2022003848

Recording Fees:

RECORDING	\$40.00
COE CO \$1 RET	\$1.00
COE STATE \$14.25 GEN	\$14.25
COE STATE \$4.75 RM	\$4.75
RP5217 CNTY \$9	\$9.00
RP5217 ST-NON RES \$241	\$241.00
TP584	\$10.00

Consideration Amount: 2437056.00

BASIC MT	\$0.00
SONYMA MT	\$0.00
ADDL MT/NFTA	\$0.00
SP MT/M-RAIL	\$0.00
NY STATE TT	\$9,750.00
ROAD FUND TT	\$12,187.50

Total: \$22,257.50

STATE OF NEW YORK
ERIE COUNTY CLERK'S OFFICE

WARNING – THIS SHEET CONSTITUTES THE CLERK'S ENDORSEMENT REQUIRED BY SECTION 319&316-a (5) OF THE REAL PROPERTY LAW OF THE STATE OF NEW YORK. DO NOT DETACH. THIS IS NOT A BILL.

Michael P. Kearns
Erie County Clerk

BS/Dw/Cov(Corp.)

BARGAIN & SALE DEED

THIS INDENTURE, made as of the 14th day of September, 2022,

RICH HOLDINGS INC., a Delaware corporation, with an office at One Robert Rich Way, Buffalo, New York 14213 ("Grantor") to GREAT POINT STUDIO MANAGEMENT (B) QOZB, LLC, a Delaware limited liability company, with an office at One Larkin Plaza, Yonkers, New York 10701 ("Grantee").

WITNESSETH, that the Grantor, in consideration of ONE AND MORE DOLLARS (\$1.00 and more), lawful money of the United States, paid by the Grantee, does hereby grant and release unto the Grantee, its successors and assigns forever, the real property commonly known as 1155 Niagara Street, Buffalo, New York (S.B.L. No. 99.34-9-1.1) and more particularly described in attached Schedule A ("Premises").

SUBJECT to all matters of public record, including easements, covenants, restrictions and rights of way, if any.

TOGETHER with all buildings and improvements on the Premises, if any.

TO HAVE and to hold the Premises herein granted unto the Grantee, its successors and assigns forever.

AND the Grantor covenants that it has not done or suffered anything whereby the Premises have been encumbered, except as disclosed in the public record.

TOGETHER with the right, title and interest of the Grantor, if any and without warranty, in and to the land lying in the street(s) abutting the Premises, subject to any dedication of such street(s), and subject to the rights of the public to use such street(s).

THE Grantor, in compliance with Section 13 of the Lien Law, covenants that the Grantor will receive and hold any monies constituting consideration for this conveyance as a trust fund to be applied first to the payment of the cost of the improvement before using any part of the same for any other purpose.

178021
2,437,056 SP
Deed-3 CM

IN WITNESS WHEREOF, the Grantor has caused these presents to be signed by its duly authorized officer the day and year first above written.

RICH HOLDINGS INC.

By: WE

Name: William E. Grieshober, Jr.

Title: Senior Vice President

STATE OF NEW YORK)
) SS.:
COUNTY OF ERIE)

On the 14th day of September in the year 2022, before me, the undersigned, personally appeared William E. Grieshober, Jr., 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/she executed the same in his/her capacity, and that by his/her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

Sharon L. Merrell

Notary Public

SHARON L. MERRELL
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01ME4962542
Qualified in Erie County
Commission Expires February 28, 2026

Doc #10080671.1
pck

SCHEDULE A

Parcel "A"

ALL THAT TRACT OR PARCEL OF LAND, situate in the City of Buffalo, County of Erie and State of New York, being part of Block No. 204, in said City and more particularly bounded and described as follows:

BEGINNING at a point in the easterly line of Niagara Street distant 325.77 feet northerly from its intersection with the northerly line of Albany Street as measured along said easterly line of Niagara Street; thence northerly along the easterly line of Niagara Street 349 feet to a point, said point being 50 feet southerly from the intersection of the southerly line of West Ferry Street with the easterly line of Niagara Street as measured along the easterly line of Niagara Street; thence easterly and at right angles to the easterly line of Niagara Street parallel to the southerly line of West Ferry Street a distance of 80 feet to a point; thence northerly and parallel to the easterly line of Niagara Street a distance of 50 feet to the southerly line of West Ferry Street as a 49 1/2 foot street; thence easterly along the southerly line of West Ferry Street a distance of 360 feet (360.67 feet survey) to its intersection with the westerly line of West Avenue; thence southerly and along said westerly line of West Avenue 245 feet to a point; thence westerly and parallel with a line drawn parallel with the West Ferry Street 113 feet to a point; thence southerly parallel with the westerly line of West Avenue 33.46 feet to the northerly line of premises deeded to Rich Realty Company, Inc., by deed dated April 1, 1967 and recorded in Liber 7425 of Deeds at page 637 in the Erie County Clerk's Office; thence easterly along said northerly line of last mentioned deed 13 feet to the easterly boundary line of said last mentioned parcel; thence south parallel with the west line of West Avenue 34 feet more or less (35.72 feet survey) to its intersection with a line drawn parallel with the north line of Albany Street 416.50 feet northerly therefrom; thence west parallel with the said north line of Albany Street 5.00 feet to the east line of land conveyed by Gaetano Sicignano to the City of Buffalo as recorded in Liber 3979 of Deeds at page 230; thence south parallel with the said west line of West Avenue 30 feet; thence east parallel with the said north line of Albany Street 5.00 feet; thence south parallel with the said west line of West Avenue 35 feet; thence west parallel with the north line of Albany Street 54 feet; thence south parallel with the said west line of West Avenue 30 feet to the south line of land conveyed by Frank Caccamise, Jr. to the City of Buffalo as recorded in Liber 3084 of Deeds at page 232, designated as Parcel 3, said south line being a line drawn parallel with the north line of Albany Street 321.50 feet northerly therefrom, being also the north line of land conveyed to John C. May by deed recorded in the Erie County Clerk's Office in Liber 606 of Deeds at page 627; thence west parallel with the said north line of Albany Street 46 feet to a point, said point being 200 feet west of the said west line of West Avenue as measured along said north line of land so conveyed to John C. May; thence north parallel with the said west line of West Avenue 30.00 feet; thence west parallel with the said north line of Albany Street and 351.50 feet northerly therefrom, 20 feet; thence north parallel with the said west line of West Avenue 9.00± feet to its intersection with the south line of land conveyed by Frank Caccamise, Jr., to the

City of Buffalo as recorded in Liber 3084 of Deeds at page 232, designated as Parcel 2; thence west parallel with the said north line of Albany Street 65 feet to the southwest corner of said Parcel 2; thence north on a line drawn parallel to the east line of Niagara Street 2.49 feet to a point in a line drawn parallel to Niagara Street distant 362 feet southerly from its intersection with the southerly line of West Ferry Street and distant 155 feet easterly from said east line of Niagara Street; thence westerly along said line last mentioned drawn at right angles to Niagara Street 36.74 feet to a point therein distant 118.26 feet easterly from said east line of Niagara Street; running thence southerly parallel with the easterly line of Niagara Street 2.27 feet more or less to a point in a line drawn easterly at right angles to the easterly line of Niagara Street from a point in said easterly line of Niagara Street distant 360.50 feet northerly from its intersection with the northerly line of Albany Street; thence continuing southerly parallel with the easterly line of Niagara Street, 31 feet to a point; thence westerly at right angles to the easterly line of Niagara Street, 35 feet to a point; thence southwestwardly deflecting 45° to the south 2.83 feet to a point; thence southerly parallel with the easterly line of Niagara Street, 1.73 feet to a point in a line drawn easterly at right angles to the easterly line of Niagara Street from the point of beginning; thence westerly at right angles to the easterly line of Niagara Street, 81.26 feet to the easterly line of Niagara Street at the point or place of beginning.

EXCEPTING THEREFROM: 1) The parcel of land deeded to Joseph M. Lauria and Cristinia M. Lauria, his wife, by deed dated March 30, 1960, and recorded in the Office of the Clerk of Erie County in Liber 6537 of Deeds at page 107, and 2) The parcel of land deeded to Rich Products Corporation, by deed dated June 25, 1952, and recorded in the Office of the Clerk of Erie County in Liber 5156 of Deeds at page 341.

Parcel "B"

ALL THAT TRACT OR PARCEL OF LAND, situate in the City of Buffalo, County of Erie and State of New York, being part of Block No. 204, in the late Village of Black Rock and bounded and described as follows:

BEGINNING at a point in the easterly line of Niagara Street 167 feet southerly from its intersection with the southerly line of Ferry Street; running thence easterly at right angles with Niagara Street 220 feet; thence southerly parallel with Niagara Street 40 feet; thence westerly at right angles with Niagara Street, 220 feet to the easterly line of Niagara Street; thence northerly along said easterly line of Niagara Street, 40 feet to the place of beginning.

Parcel "C"

ALL THAT TRACT OR PARCEL OF LAND, situate in the City of Buffalo, County of Erie and State of New York, being part of Block No. 204, in said City, bounded and described as follows:

BEGINNING at a point in the easterly line of Niagara Street 207 feet southerly from its

intersection with the southerly line of Ferry Street; running thence easterly at right angles with Niagara Street, 250 feet; thence southerly parallel with Niagara Street 65 feet or more to the extension easterly of the south bounds of lands conveyed by Jacob Scheu and wife to George McLeod, by deed dated November 1, 1886 and recorded in the Erie County Clerk's Office on November 8, 1886 in Liber 511 of Deeds at page 354; and thence westerly along the extension easterly of the south bounds of lands so conveyed a distance of 250 feet to the easterly line of Niagara Street; and thence northerly along said easterly line of Niagara Street, 65 feet or more to the place of beginning.

Parcel "D"

ALL THAT TRACT OR PARCEL OF LAND, situate in the City of Buffalo, County of Erie and State of New York, being part of Block No. 204, in said City, bounded and described as follows:

BEGINNING at the intersection of the easterly line of Niagara Street with the southerly line of Ferry Street; running thence southerly along said line of Niagara Street 50 feet; running thence easterly parallel with Ferry Street 80 feet; running thence northerly parallel with Niagara Street 50 feet to the southerly line of Ferry Street; running thence westerly along the said southerly line of said Ferry Street 80 feet to the place of beginning.

Parcel "E"

ALL THAT TRACT OR PARCEL OF LAND, situate in the City of Buffalo, County of Erie and State of New York, being part of Block No. 204, in said City, bounded and described as follows:

BEGINNING at a point in the westerly line of West Avenue, 245 feet south of Ferry Street; running thence westerly on a line parallel with Ferry Street, 113.01 feet; thence southerly parallel with West Avenue about 33.40 feet; thence easterly on a line parallel with Albany Street to a point in the west line of West Avenue, 35.50 feet south of the point of beginning; thence northerly along the westerly line of West Avenue, 35.50 feet to the place of the beginning.

C1. SWIS Code 140200
C2. Date Deed Recorded 9/19/22
Month Day Year
C3. Book 11407 C4. Page 8791



Real Property Transfer Report (8/10)

1. Property Location _____ <small>* STREET NUMBER</small> Buffalo _____ <small>* CITY OR TOWN</small> Great Point Studio _____ <small>* LAST NAME/COMPANY</small> _____ <small>LAST NAME/COMPANY</small>	Niagara Street _____ <small>* STREET NAME</small> _____ <small>VILLAGE</small> Management (B) QOZB, LLC _____ <small>FIRST NAME</small> _____ <small>FIRST NAME</small>								
3. Tax Billing Address Indicate where future Tax Bills are to be sent if other than buyer address(at bottom of form) _____ <small>LAST NAME/COMPANY</small>									
<table border="0" style="width: 100%;"> <tr> <td style="width: 40%;">STREET NUMBER AND NAME</td> <td style="width: 20%;">CITY OR TOWN</td> <td style="width: 20%;">STATE</td> <td style="width: 20%;">ZIP CODE</td> </tr> <tr> <td>_____</td> <td>_____</td> <td>_____</td> <td>_____</td> </tr> </table>		STREET NUMBER AND NAME	CITY OR TOWN	STATE	ZIP CODE	_____	_____	_____	_____
STREET NUMBER AND NAME	CITY OR TOWN	STATE	ZIP CODE						
_____	_____	_____	_____						
4. Indicate the number of Assessment Roll parcels transferred on the deed <u>1</u> # of Parcels OR <input type="checkbox"/> Part of a Parcel (Only if Part of a Parcel) Check as they apply: A4. Planning Board with Subdivision Authority Exists <input type="checkbox"/> A5. Subdivision Approval was Required for Transfer <input type="checkbox"/> A6. Parcel Approved for Subdivision with Map Provided <input type="checkbox"/>									
5. Deed Property Size _____ X _____ OR <u>3.62</u> <small>* FRONT FEET</small> <small>* DEPTH</small> <small>* ACRES</small>	_____ <small>* LAST NAME/COMPANY</small> _____ <small>LAST NAME/COMPANY</small>								
6. Seller Name Rich Holdings Inc. _____ <small>* LAST NAME/COMPANY</small> _____ <small>LAST NAME/COMPANY</small>									
*7. Select the description which most accurately describes the use of the property at the time of sale: D. Non-Residential Vacant Land									

1. **Sale Contract Date** 05/28/2020

* 12. **Date of Sale/Transfer** _____

*13. **Full Sale Price** 2,437,056.00

(Full Sale Price is the total amount paid for the property including personal property. This payment may be in the form of cash, other property or goods, or the assumption of mortgages or other obligations.) *Please round to the nearest whole dollar amount.*

14. Indicate the value of personal property included in the sale 0 .00

<input type="checkbox"/>	A. Sale Between Relatives or Former Relatives
<input type="checkbox"/>	B. Sale Between Related Companies or Partners in Business.
<input type="checkbox"/>	C. One of the Buyers is also a Seller.
<input type="checkbox"/>	D. Buyer or Seller is Government Agency or Lending Institution
<input type="checkbox"/>	E. Deed Type not Warranty or Bargain and Sale (Specify Below)
<input type="checkbox"/>	F. Sale of Fractional or Less than Fee Interest (Specify Below)
<input type="checkbox"/>	G. Significant Change in Property Between Taxable Status and Sale Dates
<input type="checkbox"/>	H. Sale of Business is Included in Sale Price
<input type="checkbox"/>	I. Other Unusual Factors Affecting Sale Price (Specify Below)
<input checked="" type="checkbox"/>	J. None

Comment(s) on Condition:

*16. Year of Assessment Roll from which information taken(YY)	<u>20</u>	*17. Total Assessed Value	<u>595,400</u>
*18. Property Class	<u>330</u>	*19. School District Name	<u>City of Buffalo</u>
*20. Tax Map Identifier(s)/Roll Identifier(s) (If more than four, attach sheet with additional identifier(s))			

99.34-9-1.1

I Certify that all of the items of information entered on this form are true and correct (to the best of my knowledge and belief) and I understand that the making of any willful false statement of material fact herein subject me to the provisions of the penal law relative to the making and filing of false instruments.

SELLER SIGNATURE _____

William A. Gifford, Jr. - SKVH
BUYER SIGNATURE

DATE _____

BUYER SIGNATURE

DATE _____

(Enter information for the buyer. Note: if buyer is LLC, society, association, corporation, joint stock company, estate or entity that is not an individual agent or fiduciary, then a name and contact information of an individual/responsible party who can answer questions regarding the transfer must be entered. Type or print clearly.)

Halmi	Robert
* LAST NAME	FIRST NAME

AREA CODE

*TELEPHONE NUMBER (Ex. 9999999)

One larkin Plaza

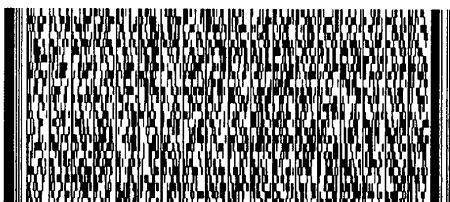
* STREET NUMBER * STREET NAME

Yonkers	NY	10701
<small>*CITY OR TOWN</small>	<small>*STATE</small>	<small>*ZIP CODE</small>

Gioia	Horace
LAST NAME	FIRST NAME

(716) 854-3400

AREA CODE TELEPHONE NUMBER (Ex. 9999999)



FOR COUNTY USE ONLY INSTRUCTIONS(RP-5217-PDF-INS): www.orps.state.ny.us

C1. SWIS Code 140200

C2. Date Deed Recorded 9/20/22

C3. Book 11407 C4. Page 8791

New York State Department of
Taxation and Finance
Office of Real Property Tax Services
RP- 5217-PDF
Real Property Transfer Report (8/10)

PROPERTY INFORMATION

1. Property Location 1155 Niagara Street

Buffalo 14213

2. Buyer Name Great Point Studio Management (B) QO2B, LLC

3. Tax Billing Address Rich Holdings Inc.

4. Indicate the number of Assessment Roll parcels transferred on the deed 1 # of Parcels OR ☐ Part of a Parcel (Only if Part of a Parcel) Check as they apply:

5. Deed Property Size X FRONT FEET OR 3.62 DEPTH ACRES

6. Seller Name Rich Holdings Inc.

7. Select the description which most accurately describes the use of the property at the time of sale:

D. Non-Residential Vacant Land

8. Ownership Type is Condominium ☐

9. New Construction on a Vacant Land ☐

10A. Property Located within an Agricultural District ☐

10B. Buyer received a disclosure notice indicating that the property is in an Agricultural District ☐

4A. Planning Board with Subdivision Authority Exists ☐

4B. Subdivision Approval was Required for Transfer ☐

4C. Parcel Approved for Subdivision with Map Provided ☐

SALE INFORMATION

11. Sale Contract Date 05/28/2020

12. Date of Sale/Transfer

13. Full Sale Price 2,437,056.00

(Full Sale Price is the total amount paid for the property including personal property. This payment may be in the form of cash, other property or goods, or the assumption of mortgages or other obligations.) Please round to the nearest whole dollar amount.

14. Indicate the value of personal property included in the sale 0.00

15. Check one or more of these conditions as applicable to transfer:

☐ A. Sale Between Relatives or Former Relatives

☐ B. Sale between Related Companies or Partners in Business

☐ C. One of the Buyers is also a Seller

☐ D. Buyer or Seller is Government Agency or Lending Institution

☐ E. Deed Type not Warranty or Bargain and Sale (Specify Below)

☐ F. Sale of Fractional or Less than Fee Interest (Specify Below)

☐ G. Significant Change in Property Between Taxable Status and Sale Dates

☐ H. Sale of Business is Included in Sale Price

☐ I. Other Unusual Factors Affecting Sale Price (Specify Below)

☒ J. None

Comment(s) on Condition:

ASSESSMENT INFORMATION - Data should reflect the latest Final Assessment Roll and Tax Bill

16. Year of Assessment Roll from which information taken(Y/Y) 20

17. Total Assessed Value 595,400

18. Property Class 330

19. School District Name City of Buffalo

20. Tax Map Identifier(s) Roll Identifier(s) (If more than four, attach sheet with additional Identifier(s)) 99.34-9-1.1

CERTIFICATION

I Certify that all of the items of information entered on this form are true and correct (to the best of my knowledge and belief) and I understand that the making of any willful false statement of material fact herein subject me to the provisions of the penal law relative to the making and filing of false instruments.

SELLER SIGNATURE

SELLER SIGNATURE Robert DATE 9/15/22

BUYER SIGNATURE Robert DATE 9/15/22

BUYER CONTACT INFORMATION

(Enter information for the buyer. Note: If buyer is LLC, society, association, corporation, joint stock company, estate or entity that is not an individual agent or fiduciary, then a name and contact information of an individual responsible party who can answer questions regarding the transfer must be entered. Type or print clearly.)

Halmi Robert

One larkin Plaza

Yonkers NY 10701

Gioia Horace

(716) 854-3400