

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.



612573155EAS001Z

Westchester County Recording & Endorsement Page

Submitter Information

Name: Office of the Westchester County Clerk Customer Ser Phone: 9149953111
 Address 1: 110 Dr. Martin Luther King Jr. Blvd. Fax:
 Address 2: Email: email@westchestergov.com
 City/State/Zip: White Plains NY 10601 Reference for Submitter: Easement Termination 9086230145

Document Details

Control Number: **612573155** Document Type: **Easement (EAS)**
 Package ID: 2021091400114001001 Document Page Count: **3** Total Page Count: **6**

Parties

Additional Parties on Continuation page

1st PARTY		2nd PARTY	
1: NEW YORK STATE OF	- Other	1: NEW YORK STATE OF	- Other
2: CABLEVISION OF SOUTHERN WESTCHESTER INC	- Other	2: UA-COLUMBIA CABLEVISION OF WESTCHESTER INC	- Other

Property

Additional Properties on Continuation page

Street Address: 605 CENTER AVE Tax Designation: 8-829-51
 City/Town: MAMARONECK-TOWN Village:

Cross-References

Additional Cross-Refs on Continuation page

1: 570053160 2: 3: 4:

Supporting Documents

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:	\$0.00
RPL 291 Notice Fee:	\$0.00
Total Recording Fees Paid:	\$60.50

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 #:

Transfer Taxes

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

RECORDED IN THE OFFICE OF THE WESTCHESTER COUNTY CLERK

Record and Return To

Pick-up at County Clerk's office



Recorded: 09/14/2021 at 10:33 AM
 Control Number: **612573155**
 Witness my hand and official seal

Timothy C. Idoni

Timothy C. Idoni
County Clerk

The Dow Chemical Company
 2211 HH Dow Way

Midland, MI 48674
 Attn: Weslynn Reed, Esq

STATE OF NEW YORK, COUNTY OF WESTCHESTER
 I, TIMOTHY C. IDONI, COUNTY CLERK AND CLERK OF THE SUPREME AND COUNTY COURTS,
 WESTCHESTER COUNTY DO HEREBY CERTIFY THAT I HAVE COMPARED THIS COPY WITH THE ORIGINAL
 THEREOF RECORDED IN MY OFFICE ON 09/14/2021 AND THAT THE SAME IS A CORRECT
 TRANSCRIPT THEREFROM AND OF THE WHOLE OF SUCH ORIGINAL.
 IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL
 CERTIFIED ON 09/22/21 TOTAL FEE: \$60.50 *Timothy C. Idoni*

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1st PARTY Addendum

2nd PARTY Addendum

UA-COLUMBIA CABLEVISION OF WESTCHESTER INC

Other

CABLEVISION OF SOUTHERN WESTCHESTER INC

Other

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Properties Addendum

605 CENTER AVE 10543

MAMARONECK TOWN

8 829 69

TERMINATION AND RELEASE OF ENVIRONMENTAL EASEMENT

This Termination and Release of Environmental Easement is made as of 8th day of June 2021, by and between The People of the State of New York, acting through their Commissioner of the Department of Environmental Conservation ("NYSDEC" or the "Department") with its headquarters located at 625 Broadway, Albany, New York 12233, and Owner, Cablevision of Southern Westchester, Inc. f/k/a UA-Columbia Cablevision of Westchester, Inc., having an office at 1111 Stewart Avenue, Bethpage, New York 11714 ("the Grantor").

RECITALS

1. Grantor is the owner of certain land known as 605 Center Street and 604 Fayette Avenue, in the Village of Mamaroneck, County of Westchester and State of New York, known and designated on the tax map of the Westchester County Clerk's Office as tax map parcel number: Section 8 Block 829, Lot 51 and 69 ("Property"), being the same as that property conveyed to Grantor by deed dated September 22, 1988, and recorded in the Westchester County Clerk's Office in Liber 9350 and Page 255.
2. The Department and Grantor entered into an Environmental Easement ("Easement Agreement") dated as of February 7, 2017, and recorded in the Westchester County Clerk's Office on March 16, 2017, Control # 570053160. Capitalized terms used herein without definition have the meanings ascribed to them in the Environmental Easement Agreement. The property comprises approximately 0.344 +/- acres, and is hereinafter more fully described in Exhibit A.
3. Pursuant to Section 1, 2, 3, 4, and 5 of the Easement Agreement, Grantor granted the Department rights and interests that run with the land in perpetuity in order to provide an effective and enforceable means of encouraging the reuse and redevelopment of the Property at a level that has been determined to be safe for a specific use while ensuring the performance of maintenance, monitoring or operation requirements; and to ensure the potential restriction of future uses of the land that are inconsistent with the stated purpose.
4. The Parties do hereby agree that all applicable remediation requirements set forth in the New York State Environmental Conservation Law have been achieved, and that the Property may be used for Residential use, which allows for any use other than raising livestock or producing animal products for human consumption, pursuant to 6 NYCRR §375-1.8(g).
5. The Parties do hereby agree that there is no longer a need for any institutional controls, including, but not limited to, any use restrictions, or engineering controls at the Controlled Property, other than the local controls which govern the use of groundwater.
6. Therefore, pursuant to Section 9 of the Easement Agreement, the Department agrees to terminate and release the Easement Agreement.

TERMINATION AND RELEASE OF ENVIRONMENTAL EASEMENT

- A. The above recitals are hereby incorporated into this Termination and Release of Environmental Easement.
- B. The Department confirms that the date hereof is the "Termination Date" and the Department accordingly hereby terminates and releases the property as described in Exhibit A.
- C. This Termination and Release of Environmental Easement inures to and binds the parties hereto and their respective successors assigns.
- D. This Termination and Release of Environmental Easement shall be governed by and interpreted in accordance with the laws of the State of New York.

THIS TERMINATION AND RELEASE OF THE EASEMENT AGREEMENT 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: *Michael J. Ryan*
Michael J. Ryan, Director
Division of Environmental Remediation

Grantee's Acknowledgement

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

On the 8th day of June, in the year 2021, before me, the undersigned, personally appeared Michael J. Ryan, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity as Designee of the Commissioner of the State of New York Department of Environmental Conservation, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

Dale L. Thiel
Notary Public, State of New York
Qualified in Columbia County
No 01TH6414394
Commission Expires February 2/22/2025

Dale L. Thiel
Notary Public – State of New York

EXHIBIT A- PROPERTY DESCRIPTION

All that certain plot, piece or parcel of land situate lying and being in the Town of Mamaroneck, County of Westchester and State of New York and described as follows:

SITE DESCRIPTION

BEGINNING AT A POINT FORMED BY THE INTERSECTION OF THE SOUTHWESTERLY SIDE OF OGDEN AVENUE AND THE NORTHWESTERLY SIDE OF CENTER AVENUE, BEING THE NORTHEASTERLY CORNER OF THE HEREIN DESCRIBED PIECE, THENCE RUNNING ALONG THE NORTHWESTERLY SIDE OF CENTER AVENUE SOUTH 40°26'25" WEST, A DISTANCE OF 75.00 FEET TO A POINT; THENCE TURNING AND RUNNING NORTH 49°33'35" WEST, A DISTANCE OF 100.00 FEET ALONG LAND NOW OR FORMERLY OF UA-COLUMBIA CABLEVISION OF WESTCHESTER, INC.; THENCE RUNNING NORTH 49°33'35" WEST, A DISTANCE OF 100.00 FEET ALONG LAND NOW OR FORMERLY OF 810 FAYETTE ASSOCIATES TO A POINT ON THE SOUTHEASTERLY SIDE OF FAYETTE AVENUE; THENCE TURNING AND RUNNING ALONG SAID STREET NORTH 40°26'25" EAST, A DISTANCE OF 75.00 FEET TO A POINT MARKING THE INTERSECTION OF THE SOUTHEASTERLY SIDE OF FAYETTE AVENUE AND THE SOUTHWESTERLY SIDE OF OGDEN AVENUE; THENCE TURNING AND RUNNING ALONG SAID OGDEN AVENUE SOUTH 49°33'35" EAST, A DISTANCE OF 200.00 FEET TO THE POINT AND PLACE OF BEGINNING. THE ABOVE DESCRIBED PARCEL CONTAINS 15,000 SQUARE FEET OR 0.3444 ACRES OF LAND.



Weslynn Reed, Esq.
The Dow Chemical Company
2211 HH Dow Way
Midland, MI 48674
wpreed@dow.com

December 15, 2021

SENT VIA FEDEX

Dale Thiel
Office of the General Counsel
New York State Department of Environmental Conservation
625 Broadway, 14th Floor
Albany, NY 12233

RE: Termination of Environmental Easement
Site Name: Former EMCA Site
Site: 3-60-025

Dear Mr. Thiel:

Enclosed please find a copy of the Termination and Release of Environmental Easement for the above referenced Site, recorded in the Office of the Westchester County Clerk on September 14, 2021.

Sincerely,

A handwritten signature in cursive script that reads "Weslynn Reed".

Weslynn Reed
Counsel