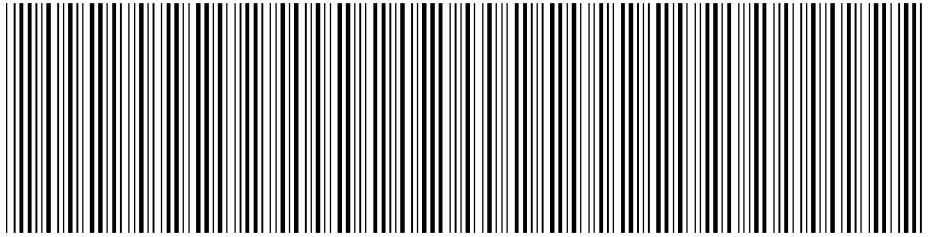


**NYC DEPARTMENT OF FINANCE  
OFFICE OF THE CITY REGISTER**

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.



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**RECORDING AND ENDORSEMENT COVER PAGE**

**PAGE 1 OF 7**

**Document ID: 2017011200238001** Document Date: 12-29-2016 Preparation Date: 01-12-2017  
Document Type: SUNDRY MISCELLANEOUS  
Document Page Count: 6

**PRESENTER:**

FIRST AMERICAN TITLE  
666 THIRD AVENUE  
831084 ACCOM  
NEW YORK, NY 10017  
212-551-9421  
MLETTIERI@FIRSTAM.COM

**RETURN TO:**

CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH  
OF JESUS CHRIST OF LATTER-DAY SAINTS  
50 E. NORTH TEMPLE STREET  
SALT LAKE CITY, UT 84150

**PROPERTY DATA**

Borough	Block	Lot	Unit	Address
QUEENS	15950	29	Entire Lot	3229 FAR ROCKAWAY BLVD
<b>Property Type:</b> NON-RESIDENTIAL VACANT LAND				

**CROSS REFERENCE DATA**

CRFN \_\_\_\_\_ or DocumentID \_\_\_\_\_ or \_\_\_\_\_ Year \_\_\_\_\_ Reel \_\_\_\_\_ Page \_\_\_\_\_ or File Number \_\_\_\_\_

**PARTIES**

**PARTY 1:**

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION ( DEPARTMENT), 50 E TEMPLE STREET

**PARTY 2:**

THE CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER DAY SAINTS, 3229 FAR ROCKAWAY BOULEVARD FAR ROCKAWAY, NY 11691

**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
<b>TOTAL:</b>	<b>\$</b>	<b>0.00</b>

**Filing Fee:**

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 01-12-2017 11:09

City Register File No.(CRFN):

**2017000017108**



*Annette McMill*

**City Register Official Signature**

Recording Fee:

\$ 67.00

Affidavit Fee:

\$ 0.00

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

**CPB Site, Site ID No. C241158  
3229 Far Rockaway Boulevard, Far Rockaway, NY 11691  
New York City, Queens County, Tax Map Identification Number Section 60, Block 15950, Lot 29**

**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 The Corporation of the Presiding Bishop of The Church of Jesus Christ of Latter Day Saints for a parcel approximately 1.14 acres located at 3229 Far Rockaway Boulevard in Far Rockaway, Queens County, New York City.

**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):

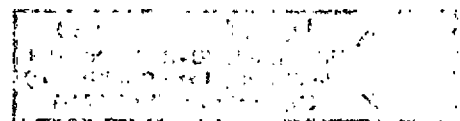
- Unrestricted Use, as set forth in 6 NYCRR 375-1.8(g)(1)i
- Residential Use, as set forth in 6 NYCRR 375-1.8(g)(2)i.
- Restricted Residential Use, as set forth in 6 NYCRR 375-1.8(g)(2)ii.
- Commercial Use, as set forth in 6 NYCRR 375-1.8(g)(2)iii.
- Industrial Use, as set forth in 6 NYCRR 375-1.8(g)(2)iv.

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 New York City as 2015000447636.

**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.

**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 the NYSDEC's Region 2 located at 1 Hunter's Point Plaza, 47-40 21st Street, Long Island City, NY 11101-5401 by contacting the Regional Environmental Remediation Engineer.

**WHEREFORE**, the undersigned has signed this Notice of Certificate

Corporation of the Presiding Bishop of the Church of Jesus Christ of Latter-day Saints

By: \_\_\_\_\_ *GSC*

Title: AUTHORIZED AGENT

Date: Dec. 29, 2016

*Utah*  
STATE OF ~~NEW YORK~~ ) SS:  
COUNTY OF ~~SALT LAKE~~ )

On the 29th day of December, in the year 2016, before me, the undersigned, personally appeared Glenn A McKay, 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.

Lori Guerrero  
Signature and Office of individual taking acknowledgment

**Please record and return to:**  
Corporation of the Presiding Bishop of the Church of Jesus Christ of Latter-day Saints  
50 E. North Temple St.  
Salt Lake City, Utah 84150



**Exhibit A**  
**Site Description**

**SCHEDULE "A" PROPERTY DESCRIPTION**

**Legal Description of Easement Area  
CPB Site – Queens, New York  
NYSDEC Brownfields Cleanup Program  
Site No. C241158**

BEGINNING AT A POINT ON THE SOUTHERLY SIDE OF FAR ROCKAWAY BOULEVARD (AS NOW OPEN AND IN USE, 50 FEET WIDE, 60 FEET FINAL), DISTANT 150.00 FEET WESTERLY FROM A CORNER FORMED BY THE INTERSECTION OF SAID SOUTHERLY SIDE OF FAR ROCKAWAY BOULEVARD AND THE WESTERLY SIDE OF BEACH 32ND STREET (AS NOW OPEN AND IN USE, 50 FEET WIDE, 60 FEET FINAL, A/K/A CHANNEL AVENUE):

RUNNING THENCE SOUTHERLY ALONG A LINE FORMING AN INTERIOR ANGLE OF 85 DEGREES 54 MINUTES 46.4 SECONDS WITH THE SOUTHERLY SIDE OF FAR ROCKAWAY BOULEVARD, 208.03 FEET TO THE NORTHERLY SIDE OF ROCKAWAY FREEWAY (AS NOW AND OPEN IN USE, 50 FEET WIDE, A/K/A LONG ISLAND RAIL ROAD FREEWAY):

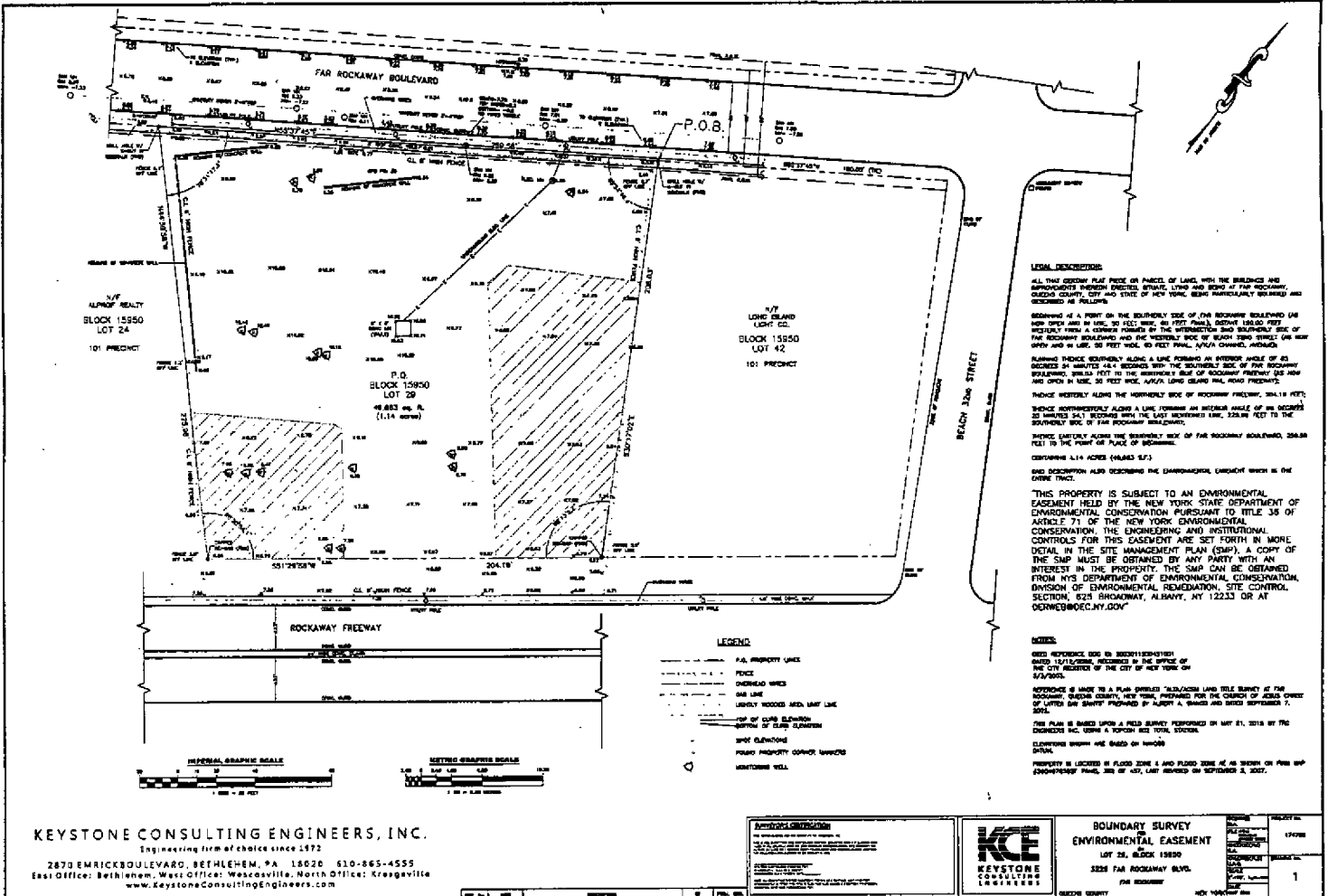
THENCE WESTERLY ALONG THE NORTHERLY SIDE OF ROCKAWAY FREEWAY, 204.19 FEET:

THENCE NORTHWESTERLY ALONG A LINE FORMING AN INTERIOR ANGLE OF 96 DEGREES 20 MINUTES 54.1 SECONDS WITH THE LAST MENTIONED LINE, 225.98 FEET TO THE SOUTHERLY SIDE OF FAR ROCKAWAY BOULEVARD:

THENCE EASTERLY ALONG THE SOUTHERLY SIDE OF FAR ROCKAWAY BOULEVARD, 259.58 FEET TO THE POINT OR PLACE OF BEGINNING.

CONTAINING 1.1447 ACRES (49,863 S.F.)

**Exhibit B**  
**Site Survey**



**LEGAL DESCRIPTION:**

ALL THAT CERTAIN PLAT PLOTTED ON PARCELS OF LAND, WITH THE BUILDINGS AND IMPROVEMENTS THEREON, DIRECTLY ADJACENT, LYING AND BEING AT THE ROCKAWAY, QUEENS COUNTY, CITY AND STATE OF NEW YORK, BEING PARTICULARLY DESCRIBED AND DESCRIBED AS FOLLOWS:

BEING AND AS A PART ON THE SOUTHERLY SIDE OF THE ROCKAWAY BOULEVARD (AS NOW OPEN AND IN USE, 50 FEET WIDE, 40 FEET PAVED), BEING 180.00 FEET WIDELY FROM A CORNER POINT BY THE INTERSECTION AND SOUTHERLY SIDE OF THE ROCKAWAY BOULEVARD AND THE WESTERLY SIDE OF BEACH 130TH STREET (AS NOW OPEN AND IN USE, 30 FEET WIDE, 40 FEET PAVED, 1/4" X 1/4" CHAINED, AHEAD);

BEING THENCE SOUTHERLY ALONG A LINE FORMING AN INTERIOR ANGLE OF 85 DEGREES 34 MINUTES 14.4 SECONDS WITH THE SOUTHERLY SIDE OF THE ROCKAWAY BOULEVARD, 382.00 FEET TO THE WESTERLY SIDE OF ROCKAWAY FREEWAY (AS NOW OPEN AND IN USE, 30 FEET WIDE, 40 FEET PAVED, 1/4" X 1/4" CHAINED, AHEAD);

THENCE WESTERLY ALONG THE WESTERLY SIDE OF ROCKAWAY FREEWAY, 264.18 FEET;

THENCE SOUTHERLY ALONG A LINE FORMING AN INTERIOR ANGLE OF 85 DEGREES 34 MINUTES 14.4 SECONDS WITH THE EAST SOUTHERLY END, 328.00 FEET TO THE SOUTHERLY SIDE OF FAR ROCKAWAY BOULEVARD;

THENCE EASTERLY ALONG THE SOUTHERLY SIDE OF FAR ROCKAWAY BOULEVARD, 288.00 FEET TO THE POINT OF BEGINNING;

CONTAINING 6.19 ACRES (MORE OR LESS)

AND DESCRIPTION ALSO DESCRIBING THE ENVIRONMENTAL EASEMENT WHICH IS THE CORNE TRACT.

THIS PROPERTY IS SUBJECT TO AN ENVIRONMENTAL EASEMENT HELD BY THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION PURSUANT TO TITLE 38 OF ARTICLE 71 OF THE NEW YORK ENVIRONMENTAL CONSERVATION AND INSTITUTIONAL CONTROLS FOR THIS EASEMENT ARE SET FORTH IN MORE DETAIL IN THE SITE MANAGEMENT PLAN (SMP), A COPY OF THE SMP MUST BE OBTAINED BY ANY PARTY WITH AN INTEREST IN THE PROPERTY. THE SMP CAN BE OBTAINED FROM NYS DEPARTMENT OF ENVIRONMENTAL CONSERVATION, DIVISION OF ENVIRONMENTAL REMEDIATION, SITE CONTROL SECTION, 625 BROOKWAY, ALBANY, NY 12233 OR AT DERWES@DEC.NY.GOV

**NOTES:**

DEED REFERENCE: DEED IN RECORDS 183431001 DATED 12/11/2008, RECORDED IN THE OFFICE OF THE CITY REGISTER OF THE CITY OF NEW YORK ON 1/17/2009.

REFERENCE IS MADE TO A PLAN DATED "UNLAWFUL LAND FILL EASEMENT AT FAR ROCKAWAY, QUEENS COUNTY, NEW YORK, PREPARED FOR THE CHURCH OF JESUS CHRIST OF LATTER DAY SAINTS" PREPARED BY JAMES A. SHAW AND DATED SEPTEMBER 7, 2011.

THIS PLAN IS BASED UPON A FIELD SURVEY PERFORMED ON MAY 21, 2018 BY THE ENGINEER AND USING A TOTAL STATION TOTAL STATION.

ELEVATIONS SHOWN ARE BASED ON NAVD83.

PROPERTY IS LOCATED IN FLOOD ZONE 1 AND FLOOD ZONE XE AS SHOWN ON FEMA MAP DEVELOPMENTAL FIRM, JOB # 107, LAST REVISED ON SEPTEMBER 2, 2017.

**KEYSTONE CONSULTING ENGINEERS, INC.**  
 Engineering firm of choice since 1972  
 2870 EMRICKBOULEVARD, BETHLEHEM, PA 18020 610-865-4555  
 East Office: Bethlehem, West Office: Mexicoville, North Office: Craggsville  
 www.KeystoneConsultingEngineers.com

- LEGEND:**
- P.U. UTILITY LINES
  - FENCE
  - OVERHEAD WIRES
  - ONE LINE
  - LEVELLY WOODS AND LAKE LINE
  - TOP OF CURB ELEVATION
  - SPOT ELEVATIONS
  - FOUND PROPERTY CORNER MARKERS
  - WETLANDS WELL

<p><b>KEYSTONE CONSULTING ENGINEERS</b></p>	<b>BOUNDARY SURVEY ENVIRONMENTAL EASEMENT</b>		DATE: 12/2018
	LOT 29, BLOCK 15550		SCALE: 1" = 100'
	3228 FAR ROCKAWAY BLVD.		PROJECT NO: 18000000
	FOR RECORD		1