



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:

Queens Plaza North New York, LLC, is now the fee owner of the BCP Site located at 25-01 Queens Plaza North, Long Island City, Queens County, New York 11101 (Tax Block 415, Lot 4 and 10). Please see the deed attached as Exhibit A. This transfer will not affect remedial efforts at the Site because Queens Plaza North New York, LLC is a Remedial Party for the Site.

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 a non-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: Queensboro Lanes Site		BCP SITE NUMBER: C241257	
NAME OF CURRENT APPLICANT(S): Queens Plaza North New York, LLC, Estia Realty LLC, Vadiel Properties LLC and VVI Properties LLC			
INDEX NUMBER OF AGREEMENT: C241257-09-21		DATE OF ORIGINAL AGREEMENT:	
Section II. New Requestor Information (complete only if adding new requestor or name has changed)			
NAME			
ADDRESS			
CITY/TOWN		ZIP CODE	
PHONE	FAX	E-MAIL	
1. Is the requestor authorized to conduct business in New York State (NYS)? <input type="checkbox"/> Yes <input type="checkbox"/> No			
<ul style="list-style-type: none"> 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			
ADDRESS			
CITY/TOWN		ZIP CODE	
PHONE	FAX	E-MAIL	
NAME OF NEW REQUESTOR'S CONSULTANT (if applicable)			
ADDRESS			
CITY/TOWN		ZIP CODE	
PHONE	FAX	E-MAIL	
NAME OF NEW REQUESTOR'S ATTORNEY (if applicable)			
ADDRESS			
CITY/TOWN		ZIP CODE	
PHONE	FAX	E-MAIL	
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? <input type="checkbox"/> Yes <input type="checkbox"/> No			
3. Describe Requestor's Relationship to Existing Applicant:			

Section III. Current Property Owner/Operator Information (only include if new owner/operator)
Owner below is: Existing Applicant New Applicant Non-Applicant

OWNER'S NAME (if different from requestor) Queens Plaza North New York LLC

ADDRESS 4061 Park Road, Suite 250

CITY/TOWN Charlotte, North Carolina

ZIP CODE 28209

PHONE (704) 971 - 4871

FAX NA

E-MAIL jhochman@grubbproperites.com

OPERATOR'S NAME (if different from requestor or owner) Same as 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.

1. Are any enforcement actions pending against the requestor regarding this site? Yes No
2. Is the requestor presently subject to an existing order for the investigation, removal or remediation relating to contamination at the site? Yes No
3. 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.
4. 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
5. 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
6. 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
7. 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
8. 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
9. 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
10. 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
11. Are there any unregistered bulk storage tanks on-site which require registration? Yes No

PART II. BROWNFIELD CLEANUP PROGRAM AMENDMENT

Existing Agreement Information	
BCP SITE NAME: Queensboro Lanes Site	BCP SITE NUMBER: C241257
NAME OF CURRENT APPLICANT(S): Queens Plaza North New York, LLC, Estia Realty LLC, Vadiel Properties LLC and VVI Properties LLC	
INDEX NUMBER OF AGREEMENT: C241257-09-21	
EFFECTIVE DATE OF ORIGINAL AGREEMENT:	

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

Date: Oct 28 2022 Signature: John Falidas

Print Name: John Falidas

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:

<input checked="" type="checkbox"/> 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.	<input type="checkbox"/> 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.
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Effective Date of the Original Agreement:

Signature by the Department:

DATED: January 28, 2022

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

By: *Susan Edwards*

Michael J. Ryan, P.E., Director
Division of Environmental Remediation

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

Date: 11/4/2021 Signature:  _____

Print Name: _____

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:

<p>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.</p>	<p>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.</p>
--	--

Effective Date of the Original Agreement:

Signature by the Department:

DATED: January 28, 2022

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

By: *Susan Edwards*

Michael J. Ryan, P.E., Director
Division of Environmental Remediation

Site Code:

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 Vadiel Properties 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. Vasilios G. Falidas signature below constitutes the requisite approval for the **amendment to the BCA** Application, which will be effective upon signature by the Department.

Date: 10/29/2021 Signature: 

Print Name: Vadilios G. Falidas

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:

<input checked="" type="checkbox"/> 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.	<input type="checkbox"/> 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.
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Effective Date of the Original Agreement:

Signature by the Department:

DATED: Janaury 28, 2022

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

By: *Susan Edwards*

Michael J. Ryan, P.E., Director
Division of Environmental Remediation

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

(Individual)

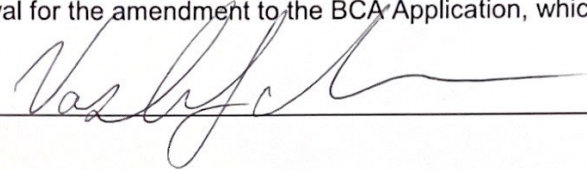
I hereby affirm that I am a party to the Brownfield Cleanup Agreement and/or Application referenced in Section I above and that I am aware of this Application for an Amendment to that Agreement and/or Application. My signature below constitutes the requisite approval for the amendment to the BCA Application,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

Date: _____ Signature: _____

Print Name: _____

(Entity)

I hereby affirm that I am Member (title) of VVI Properties 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. Vasilios G. Falidas signature below constitutes the requisite approval for the amendment to the BCA Application, which will be effective upon signature by the Department.

Date: 10/29/2021 Signature: 

Print Name: Vasilios G. Falidas

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:

<input checked="" type="checkbox"/> 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.	<input type="checkbox"/> 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.
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Effective Date of the Original Agreement:

Signature by the Department:

DATED: January 28, 2022

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

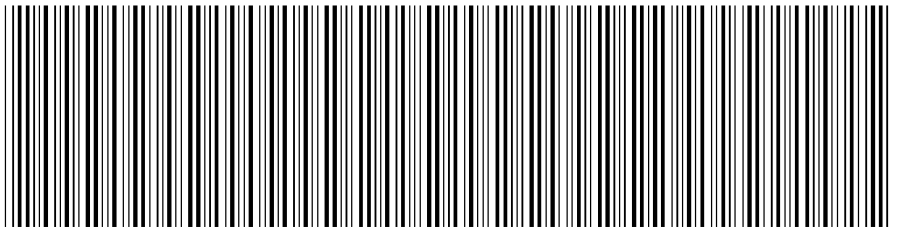
By: *Susan Edwards*

Michael J. Ryan, P.E., Director
Division of Environmental Remediation

EXHIBIT A

**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 6

Document ID: 2021092200909001

Document Date: 09-14-2021

Preparation Date: 09-22-2021

Document Type: DEED

Document Page Count: 4

PRESENTER:

STEWART TITLE INSURANCE COMPANY (PICK-UP)
140 EAST 45TH STREET - 33RD FLOOR
210980429
NEW YORK, NY 10017
646-559-7039
MARGUERITE.FRANCIS@STEWART.COM

RETURN TO:

ATTENTION: DAVID H. JONES, ESSQ.
TROUTMAN PEPPER HAMILTON SANDERS LLP
301 SOUTH COLLEGE STREET, STE. 3400
CHARLOTTE, NC 28202

PROPERTY DATA

Borough	Block	Lot	Unit	Address
QUEENS	415	4	Entire Lot	25-01 QUEENS PLAZA NORTH

Property Type: COMMERCIAL REAL ESTATE

Borough	Block	Lot	Unit	Address
QUEENS	415	10	Entire Lot	N/A 25TH STREET

Property Type: COMMERCIAL REAL ESTATE

CROSS REFERENCE DATA

CRFN _____ or DocumentID _____ or _____ Year _____ Reel _____ Page _____ or File Number _____

PARTIES

GRANTOR/SELLER:

ESTIA REALTY LLC
31-44 STEINWAY STREET, #2F
ASTORIA, NY 11103

GRANTEE/BUYER:

QUEENS PLAZA NORTH NEW YORK, LLC
4601 PARK ROAD, STE. 450
CHARLOTTE, NC 28209

Additional Parties Listed on Continuation Page

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

TOTAL: \$ 0.00

Recording Fee: \$ 60.00

Affidavit Fee: \$ 0.00

Filing Fee:

\$ 250.00

NYC Real Property Transfer Tax:

\$ 1,653,750.00

NYS Real Estate Transfer Tax:

\$ 409,500.00

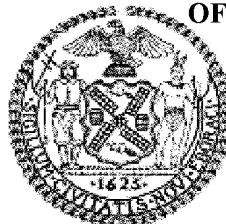
**RECORDED OR FILED IN THE OFFICE
OF THE CITY REGISTER OF THE**

CITY OF NEW YORK

Recorded/Filed 09-28-2021 08:44

City Register File No.(CRFN):

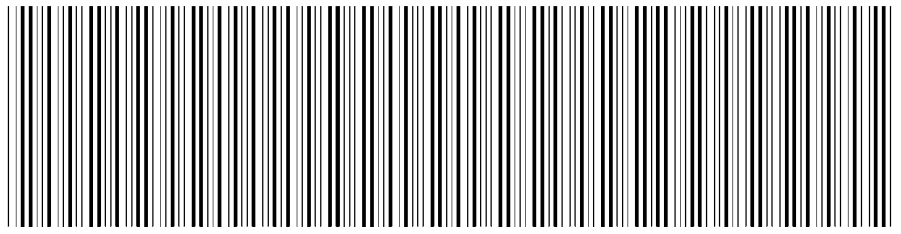
2021000381503



Annette McMill

City Register Official Signature

NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER



2021092200909001003CAAEA

RECORDING AND ENDORSEMENT COVER PAGE (CONTINUATION)

PAGE 2 OF 6

Document ID: 2021092200909001
Document Type: DEED

Document Date: 09-14-2021

Preparation Date: 09-22-2021

PARTIES

GRANTOR/SELLER:

VADIEL PROPERTIES LLC
31-19 NEWTOWN AVENUE, STE.1000
ASTORIA, NY 11102

GRANTOR/SELLER:

VVI PROPERTIES LLC
31-19 NEWTOWN AVENUE, STE.1000
ASTORIA, NY 11102

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT-THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY

THIS INDENTURE, made as of the 14th day of September, 2021

BETWEEN

ESTIA REALTY LLC, as to a 39.085106% interest

having an office at 31-44 Steinway Street, #2F, Astoria, New York 11103,

and

VADIEL PROPERTIES LLC, as to a 27.77766% interest and VVI PROPERTIES LLC, as to a 33.137234% interest, each having an office at 31-19 Newton Avenue, Ste. 1000, Astoria, New York 10002

party of the first part, and

QUEENS PLAZA NORTH NEW YORK, LLC, a Delaware limited liability company

with an address at 4601 Park Road, Ste. 450, Charlotte, North Carolina 28209

party of the second part,

WITNESSETH, that the party of the first part, in consideration of Ten (\$10.00) dollars paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

ALL that certain plot, piece or parcel of land, situate, lying and being in the Borough and County of Queens, City and State of New York

SEE SCHEDULE "A" ATTACHED HERETO AND MADE A PART HEREOF

"BEING the same premises conveyed to party of the first part by Deed made by Falidas Associates, LLC to Estia Realty LLC, with a 39.085106% interest, Vadiel Properties LLC, with a 27.77766% interest and VVI Properties LLC with a 33.137234% interest, dated July 11, 2018 and recorded August 6, 2018 as CRFN 2018000262623 in the Office of the New York City Register, State of New York.

Said premises being known by street address: 25-01 Queens Plaza North, Long Island City, New York.

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof; TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises; TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose. The word "party" shall be construed as if it read "parties" when ever the sense of this indenture so requires.

IN WITNESS WHEREOF, the party of the first part and party of the second part have duly executed this deed the day and year first a

IN PRESENCE OF:

ESTIA REALTY LLC

By: John Falidas

Name: John Falidas

Title: Manager

above written.

VADIEL PROPERTIES LLC

By: *Vasilos Falidas*
Name: Vasilos Falidas
Title: Authorized Signatory

VVI PROPERTIES LLC

By: *Vasilos Falidas*
Name: Vasilos Falidas
Title: Manager

TO BE USED ONLY WHEN THE ACKNOWLEDGMENT IS MADE IN NEW YORK STATE

State of New York, County of Nassau ss:

On the 13 day of September in the year 2021 before me, the undersigned, personally appeared Vasilos Falidas personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) 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.

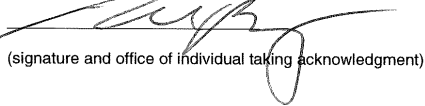
Jodi S. Hoffman
(signature and office of individual taking acknowledgment)

JODI S. HOFFMAN
Notary Public, State of New York
No. 02HO5013195
Qualified in Nassau County
Commission Expires July 15, 2023

TO BE USED ONLY WHEN THE ACKNOWLEDGMENT IS MADE IN NEW YORK STATE

State of New York, County of Nassau ss:

On the 13th day of September in the year 2021 before me, the undersigned, personally appeared Sohn Fekedus, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) 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)

WILLIAM J. BIRNEY
Notary Public, State of New York
No. 4802022
Qualified in Nassau County
Commission Expires January 31, 2022

TO BE USED ONLY WHEN THE ACKNOWLEDGMENT IS MADE OUTSIDE NEW YORK STATE

State (or District of Columbia, Territory, or Foreign Country) of
ss:

On the _____ day of _____ in the year _____ before me, the undersigned, personally appeared _____ personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) 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, and that such individual made such appearance before the undersigned in the

_____ in _____
(insert the City or other political subdivision) (and insert the State or Country or other place the acknowledgment was taken)

(signature and office of individual taking acknowledgment)

**BARGAIN AND SALE DEED
WITHOUT COVENANT AGAINST GRANTOR'S ACTS**

Title No. 210980429
**ESTIA REALTY LLC, VADIEL PROPERTIES LLC
and VVI PROPERTIES LLC
TO
QUEENS PLAZA NORTH NEW YORK, LLC**

BLOCK 415
LOTS: 4 and 10
COUNTY OR TOWN Queens
STREET ADDRESS 25-01 Queens Plaza North
Long Island City, New York 11101

Recorded at Request of
COMMONWEALTH LAND TITLE INSURANCE COMPANY



RETURN BY MAIL TO:
Troutman Pepper Hamilton Sanders LLP
301 South College Street, Ste. 3400
Charlotte, North Carolina 28202
Attention: David H. Jones, Esq.

RESERVE THIS SPACE FOR USE OF RECORDING OFFICE

(00385544-1) 7519518.1

TITLE NO. 210980429

**SCHEDULE A – LEGAL DESCRIPTION
(AMENDED: September 10, 2021)**

PARCEL A (TAX LOT 4):

ALL that certain plot, piece or parcel of land, situate, lying and being in the Borough and County of Queens, City and State of New York being bounded and described as follows:

BEGINNING at the corner formed by the intersection of the northerly side of Queens Plaza North with the easterly side of Crescent Street; and

RUNNING THENCE northerly along the easterly side of Crescent Street, a distance of 96.31 feet (96 feet 3¾ inches);

THENCE northeasterly and along a line forming an angle of 110 degrees 25 minutes 39 seconds on its southerly side with the preceding course, a distance of 213.63 feet (213 feet 7½ inches) to a point on the westerly side of 27th Street;

THENCE southerly along the westerly side of 27th Street forming an interior angle of 69 degrees 34 minutes 21 seconds, a distance of 152.50 feet (152 feet 6 inches) to the corner formed by the intersection of the westerly side of 27th Street with aforementioned northerly side of Queens Plaza North; and

THENCE westerly along said northerly side of Queens Plaza North forming an interior angle of 95 degrees 14 minutes 34 seconds, a distance of 201.04 feet (201 feet 0-½ inch) to the point or place of BEGINNING.

PARCEL B (TAX LOT 10):

ALL that certain plot, piece or parcel of land, situate, lying and being in the Borough and County of Queens, City and State of New York bounded and described as follows:

BEGINNING at a point on the easterly side of Crescent Street distant 96.31 feet (96 feet 3¾ inches) northerly from the corner formed by the intersection of the northerly side of Queens Plaza North with the easterly side of Crescent Street; and

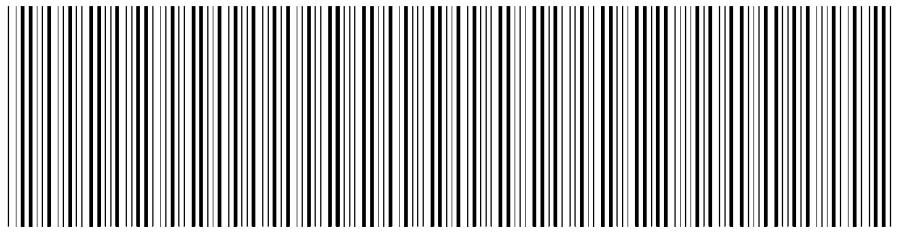
RUNNING THENCE northerly along the easterly side of Crescent Street, a distance of 73.87 feet (73 feet 10½ inches) to a point;

THENCE easterly at right angles to said easterly side of Crescent Street, a distance of 100.10 feet (100 feet 1¼ inches) to a point;

THENCE southerly and parallel with the easterly side of Crescent Street, a distance of 36.59 feet (36 feet 7⅞ inches) to a point; and

THENCE southwesterly and along a line forming an interior angle of 110 degrees 25 minutes 39 seconds, a distance of 106.81 feet (106 feet 9¾ inches) to the point or place of BEGINNING.

NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER



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SUPPORTING DOCUMENT COVER PAGE

PAGE 1 OF 1

Document ID: 2021092200909001
Document Type: DEED

Document Date: 09-14-2021

Preparation Date: 09-22-2021

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SUPPORTING DOCUMENTS SUBMITTED:

Page Count

DEP CUSTOMER REGISTRATION FORM FOR WATER AND SEWER BILLING
RP - 5217 REAL PROPERTY TRANSFER REPORT

3
7

FOR CITY USE ONLY

C1. County Code C2. Date Deed Recorded / /
 Month Day Year

C3. Book OR C4. Page

C5. CRFN



REAL PROPERTY TRANSFER REPORT
 STATE OF NEW YORK
 STATE BOARD OF REAL PROPERTY SERVICES
RP - 5217NYC

PROPERTY INFORMATION

1. Property Location 25-01 QUEENS PLAZA NORTH QUEENS 11101
 STREET NUMBER STREET NAME BOROUGH ZIP CODE

2. Buyer Name QUEENS PLAZA NORTH NEW YORK, LLC
 LAST NAME / COMPANY FIRST NAME

3. Tax Billing Address Indicate where future Tax Bills are to be sent if other than buyer address (at bottom of form)
 LAST NAME / COMPANY FIRST NAME

4. Indicate the number of Assessment Roll parcels transferred on the deed 2 # of Parcels OR Part of a Parcel

5. Deed Property Size FRONT FEET X DEPTH OR ACRES

6. Ownership Type is Condominium 7. New Construction on Vacant Land

8. Seller Name ESTIA REALTY LLC
 LAST NAME / COMPANY FIRST NAME

9. Check the box below which most accurately describes the use of the property at the time of sale:

A One Family Residential C Residential Vacant Land E Commercial G Entertainment / Amusement I Industrial
 B 2 or 3 Family Residential D Non-Residential Vacant Land F Apartment H Community Service J Public Service

SALE INFORMATION

10. Sale Contract Date 3 / 18 / 2021
 Month Day Year

11. Date of Sale / Transfer 9 / 14 / 2021
 Month Day Year

12. Full Sale Price \$ 6,300,000.00
 (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.

13. Indicate the value of personal property included in the sale

14. 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

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

15. Building Class O, 5 16. Total Assessed Value (of all parcels in transfer) 3,764,700.00

17. Borough, Block and Lot / Roll Identifier(s) (If more than three, attach sheet with additional identifier(s))

QUEENS 415 4 QUEENS 415 10

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 understand that the making of any willful false statement of material fact herein will subject me to the provisions of the penal law relative to the making and filing of false instruments.

BUYER				BUYER'S ATTORNEY	
BUYER SIGNATURE <i>See attached</i>		DATE	LAST NAME	FIRST NAME	
4601 PARK ROAD, STE. 450					
STREET NUMBER	STREET NAME (AFTER SALE)		AREA CODE	TELEPHONE NUMBER	
CHARLOTTE					
CITY OR TOWN	STATE	ZIP CODE	SELLER SIGNATURE	DATE	
	NC	28209	<i>John Falidas</i>	9/13/21	
			John Falidas, manager		

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 understand that the making of any willful false statement of material fact herein will subject me to the provisions of the penal law relative to the making and filing of false instruments.

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STREET NUMBER	STREET NAME (AFTER SALE)			AREA CODE	TELEPHONE NUMBER
CHARLOTTE					
CITY OR TOWN	STATE	ZIP CODE	SELLER SIGNATURE		DATE
	NC	28209	<i>x Vash</i>		9/13/21
Vadiel Properties LLC Vasilos Falidas auth signatory					

RP-5217

BUYER:

QUEENS PLAZA NORTH NEW YORK, LLC,
a Delaware limited liability company

By: Grubb Fund Management, LLC, a North
Carolina limited liability company, its
manager

By: Grubb Management, LLC, a North
Carolina limited liability company,
its manager

By: 

Name: James M. Hochman

Title: Chief Financial Officer

Grantee (Buyer)

LAST NAME / COMPANY

Grantor (Seller)

VVI PROPERTIES LLC

LAST NAME / COMPANY

Grantee (Buyer)

FIRST NAME

Vasilos Falidas

FIRST NAME

Vasilos Falidas, manager

LAST NAME / COMPANY

Grantor (Seller)

FIRST NAME

LAST NAME / COMPANY

Grantee (Buyer)

FIRST NAME

LAST NAME / COMPANY

Grantor (Seller)

FIRST NAME

LAST NAME / COMPANY

Grantee (Buyer)

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Grantor (Seller)

WI PROPERTIES LLC

LAST NAME / COMPANY

Grantee (Buyer)

FIRST NAME

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Grantor (Seller)

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Grantee (Buyer)

FIRST NAME

LAST NAME / COMPANY

Grantor (Seller)

FIRST NAME

LAST NAME / COMPANY

Grantee (Buyer)

FIRST NAME

LAST NAME / COMPANY

Grantor (Seller)

FIRST NAME

LAST NAME / COMPANY

FIRST NAME



The City of New York
Department of Environmental Protection
Bureau of Customer Services
59-17 Junction Boulevard
Flushing, NY 11373-5108

Customer Registration Form for Water and Sewer Billing

Property and Owner Information:

- (1) Property receiving service: BOROUGH: QUEENS BLOCK: 415 LOT: 4
- (2) Property Address: 25-01 QUEENS PLAZA NORTH, QUEENS, NY 11101
- (3) Owner's Name: QUEENS PLAZA NORTH NEW YORK, LLC
- Additional Name:

Affirmation:



Your water & sewer bills will be sent to the property address shown above.

Customer Billing Information:

Please Note:

- A. Water and sewer charges are the legal responsibility of the owner of a property receiving water and/or sewer service. The owner's responsibility to pay such charges is not affected by any lease, license or other arrangement, or any assignment of responsibility for payment of such charges. Water and sewer charges constitute a lien on the property until paid. In addition to legal action against the owner, a failure to pay such charges when due may result in foreclosure of the lien by the City of New York, the property being placed in a lien sale by the City or Service Termination.
- B. Original bills for water and/or sewer service will be mailed to the owner, **at the property address or to an alternate mailing address**. DEP will provide a duplicate copy of bills to one other party (such as a managing agent), however, any failure or delay by DEP in providing duplicate copies of bills shall in no way relieve the owner from his/her liability to pay all outstanding water and sewer charges. Contact DEP at (718) 595-7000 during business hours or visit www.nyc.gov/dep to provide us with the other party's information.

Owner's Approval:

The undersigned certifies that he/she/it is the owner of the property receiving service referenced above; that he/she/it has read and understands Paragraphs A & B under the section captioned "Customer Billing Information"; and that the information supplied by the undersigned on this form is true and complete to the best of his/her/its knowledge.

Print Name of Owner: *Queens Plaza North New York, LLC*

Signature: see attached Date (mm/dd/yyyy)

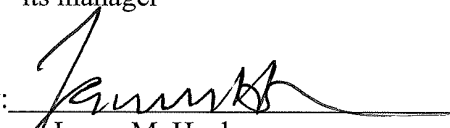
Name and Title of Person Signing for Owner, if applicable:

SEE ATTACHED PAGE FOR ADDITIONAL APPLICABLE PROPERTIES

QUEENS PLAZA NORTH NEW YORK, LLC,
a Delaware limited liability company

By: Grubb Fund Management, LLC, a North
Carolina limited liability company, its
manager

By: Grubb Management, LLC, a North
Carolina limited liability company,
its manager

By: 
Name: James M. Hochman
Title: Chief Financial Officer



The City of New York
Department of Environmental Protection
Bureau of Customer Services
59-17 Junction Boulevard
Flushing, NY 11373-5108

Customer Registration Form for Water and Sewer Billing

Borough	Block	Lot	Street	City	State	Zip
QUEENS	415	10	N/A 25TH STREET	NY	NY	00000

202108300025310106

EXHIBIT B

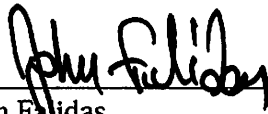
WRITTEN CONSENT

The undersigned, being a Member of Estia Realty LLC, does hereby certify as follows:

1. Estia Realty LLC is a prospective volunteer for the Queensboro Lane Site located at 25-01 Queens Plaza North, Queens, New York 11101, Tax Block 415, Lot 4, and N/A 25th Street, Queens, New York, 11101, Tax Block 415, Lot 10 (the "BCP Site").

2. The following person, John Falidas, a member of Estia Realty LLC, has been authorized to execute any documents required by the New York State Department of Environmental Conservation on behalf of BCP Site Volunteer Estia Realty LLC in relation to the BCP Site.

IN WITNESS WHEREOF, the undersigned has executed this Certificate on this 17 day of May 2021.



John Falidas

Member of Estia Realty LLC

WRITTEN CONSENT

The undersigned, being a Member of Grubb Properties, does hereby certify as follows:

1. Queens Plaza New York, LLC, an affiliate of Grubb Properties, is the prospective purchaser and volunteer for the Queensboro Lane Site located at 25-01 Queens Plaza North, Queens, New York 11101, Tax Block 415, Lot 4, and N/A 25th Street, Queens, New York, 11101, Tax Block 415, Lot 10 (the "Site").

2. The following person, James M. Hochman, Chief Financial Officer, has been authorized to execute any documents required by the New York State Department of Environmental Conservation on behalf of Brownfield Site Volunteer, Queens Plaza New York, LLC, an affiliate of Grubb Properties.

IN WITNESS WHEREOF, the undersigned has executed this Certificate on this 29 day of March 2021.



Hillary Schmidt
Director, Acquisitions, Grubb Properties

WRITTEN CONSENT

The undersigned, being an authorized signatory for Vadiel Properties LLC, does hereby certify as follows:

1. Vadiel Properties LLC is a prospective applicant for the Queensboro Lane Site located at 25-01 Queens Plaza North, Queens, New York 11101, Tax Block 415, Lot 4, and N/A 25th Street, Queens, New York, 11101, Tax Block 415, Lot 10 (the "BCP Site").

2. The following person, Vasilios G. Falidas, is an authorized signatory for member Paul Falida who lives in Greece and cannot readily execute documents on behalf of Vadiel Properties LLC, and has been authorized to execute any documents required by the New York State Department of Environmental Conservation on behalf of BCP Site Volunteer Vadiel Properties LLC in relation to the BCP Site.

IN WITNESS WHEREOF, the undersigned has executed this Certificate on this ___ day of October 2021.



Vasilios G. Falidas
Authorized Signator for Vadiel Properties LLC


WRITTEN CONSENT

The undersigned, being a Member of VVI Properties LLC, does hereby certify as follows:

1. VVI Properties LLC is a prospective volunteer for the Queensboro Lane Site located at 25-01 Queens Plaza North, Queens, New York 11101, Tax Block 415, Lot 4, and N/A 25th Street, Queens, New York, 11101, Tax Block 415, Lot 10 (the "BCP Site").

2. The following person, Vasilios G. Falidas, a member of VVI Properties LLC, has been authorized to execute any documents required by the New York State Department of Environmental Conservation on behalf of BCP Site Volunteer VVI Properties LLC in relation to the BCP Site.

IN WITNESS WHEREOF, the undersigned has executed this Certificate on this 17 day of May 2021.



Vasilios G. Falidas
Member of VVI Properties LLC



60-Day Advance Notification of Site Change of Use, Transfer of Certificate of Completion, and/or Ownership

Required by 6NYCRR Part 375-1.11(d) and 375-1.9(f)

To be submitted at least 60 days prior to change of use to:

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

I. Site Name: Queensboro Lanes Site **DEC Site ID No.** C241257

II. Contact Information of Person Submitting Notification:

Name: Linda Shaw, Esq., Knauf Shaw LLP
Address1: 1400 Crossroads Building, 2 State Street
Address2: Rochester, New York 14614
Phone: (585) 546 - 8430 E-mail: lshaw@nyenvlaw.com

III. Type of Change and Date: Indicate the Type of Change(s) (check all that apply):

- Change in Ownership or Change in Remedial Party(ies)
- Transfer of Certificate of Completion (CoC)
- Other (e.g., any physical alteration or other change of use)

Proposed Date of Change (mm/dd/yyyy):

IV. Description: Describe proposed change(s) indicated above and attach maps, drawings, and/or parcel information.

Queens Plaza North New York, LLC, is now the fee owner of the BCP Site located at 25-01 Queens Plaza North, Long Island City, Queens County, New York 11101 (Tax Block 415, Lot 4 and 10). Please see the deed attached as Exhibit A. This transfer will not affect remedial efforts at the Site because Queens Plaza North New York, LLC is a Remedial Party for the Site.

If "Other," the description must explain and advise the Department how such change may or may not affect the site's proposed, ongoing, or completed remedial program (attach additional sheets if needed).

V. **Certification Statement:** Where the change of use results in a change in ownership or in responsibility for the proposed, ongoing, or completed remedial program for the site, the following certification must be completed (by owner or designated representative; see §375-1.11(d)(3)(i)):

I hereby certify that the prospective purchaser and/or remedial party has been provided a copy of any order, agreement, Site Management Plan, or State Assistance Contract regarding the Site's remedial program as well as a copy of all approved remedial work plans and reports.

Name: James M. Hochman
(Signature)

11-16-21
(Date)

James M. Hochman
(Print Name)

Address1: 4061 Park Road, Suite 250
Address2: Charlotte, North Carolina 28209
Phone: (704) 971 - 4871 E-mail: jhochman@grubbproperties.com

VI. **Contact Information for New Owner, Remedial Party, or CoC Holder:** If the site will be sold or there will be a new remedial party, identify the prospective owner(s) or party(ies) along with contact information. If the site is subject to an Environmental Easement, Deed Restriction, or Site Management Plan requiring periodic certification of institutional controls/engineering controls (IC/ECs), indicate who will be the certifying party (attach additional sheets if needed).

Prospective Owner Prospective Remedial Party Prospective Owner Representative

Name: Queens Plaza North New York LLC
Address1: 4061 Park Road, Suite 250
Address2: Charlotte, North Carolina 28209
Phone: (704) 971 - 4871 E-mail: jhochman@grubbproperties.com

Certifying Party Name: James M. Hochman (Chief Financial Officer of Grubb Properties)
Address1: 4061 Park Road, Suite 250
Address2: Charlotte, North Carolina 28209
Phone: (704) 971 - 4871 E-mail: jhochman@grubbproperties.com

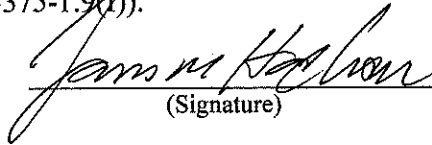
VII. Agreement to Notify DEC after Transfer: If Section VI applies, and all or part of the site will be sold, a letter to notify the DEC of the completion of the transfer must be provided. If the current owner is also the holder of the CoC for the site, the CoC should be transferred to the new owner using DEC's form found at <http://www.dec.ny.gov/chemical/54736.html>. This form has its own filing requirements (see 6NYCRR Part 375-1.9(f)).

Signing below indicates that these notices will be provided to the DEC within the specified time frames. If the sale of the site also includes the transfer of a CoC, the DEC agrees to accept the notice given in VII.3 below in satisfaction of the notice required by VII.1 below (which normally must be submitted within 15 days of the sale of the site).

Within 30 days of the sale of the site, I agree to submit to the DEC:

1. the name and contact information for the new owner(s) (see §375-1.11(d)(3)(ii));
2. the name and contact information for any owner representative; and
3. a notice of transfer using the DEC's form found at <http://www.dec.ny.gov/chemical/54736.html> (see §375-1.9(f)).

Name:


(Signature)

11-16-21

(Date)

James M. Hochman

(Print Name)

Address1: Queens Plaza North New York LLC

Address2: 4061 Park Road, Suite 250, Charlotte, North Carolina 28209

Phone: (704) 971 - 4871

E-mail: jhochman@grubbproperties.com